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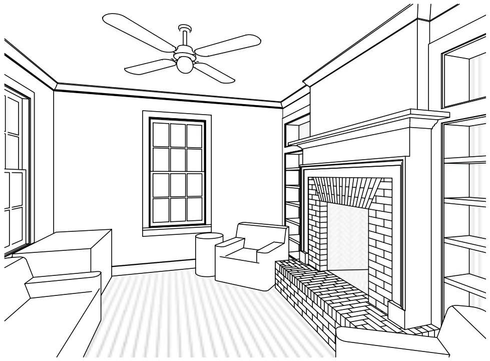
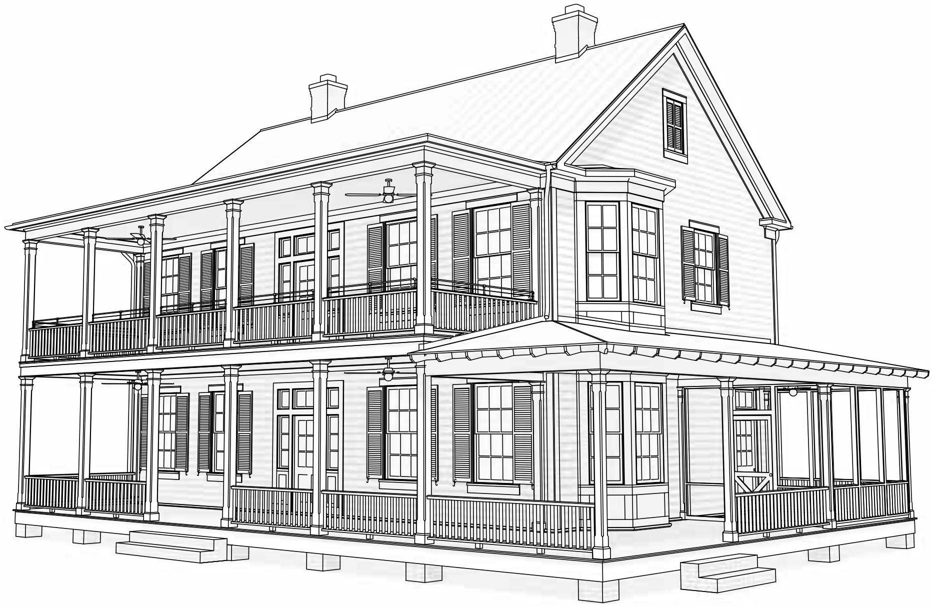
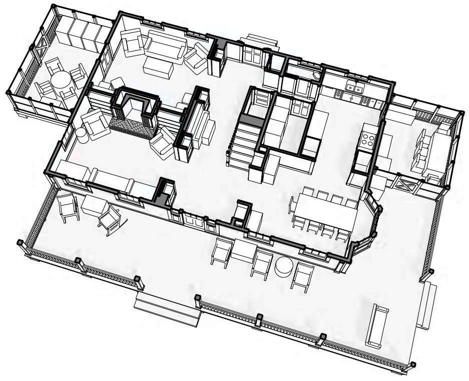
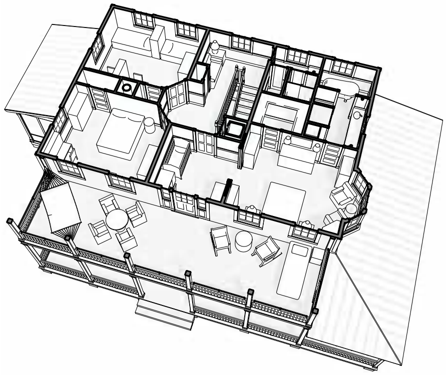
SOUTHERN FARMHOUSE

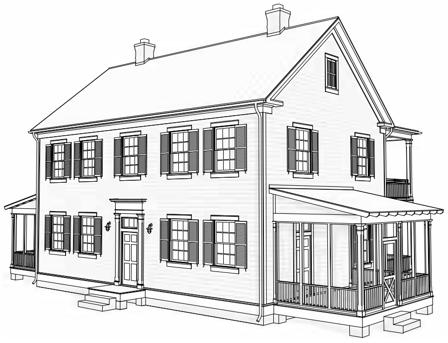
A DESIGN BY JAY OSBORNE

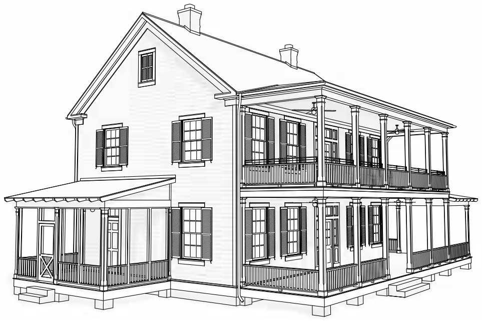


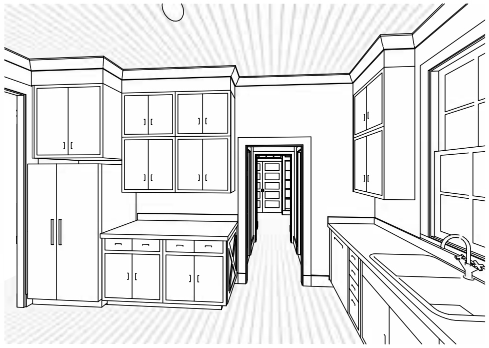












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Technical Drawings CC BY-SA 2020-2022 by Jay Osborne
3D Illustrations & Text CC BY-SA 2022 by Jay Osborne
Includes detailed architectural documents and notes from *American Farmhouse*, the original design by Jay Osborne.

Book Design by Jay Osborne

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1 3 5 7 9 10 8 6 4 2

First Edition, February 2023

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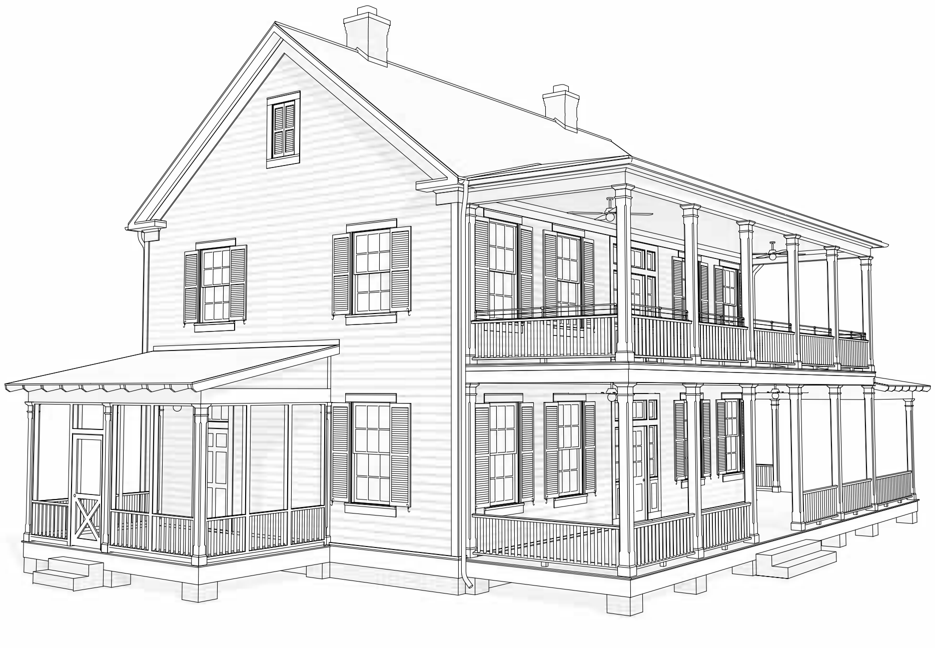
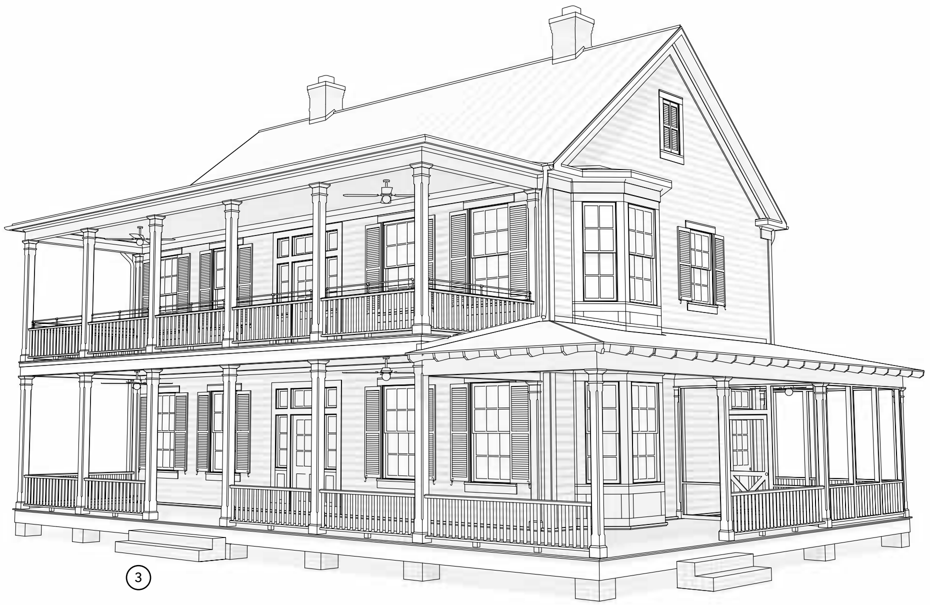
The Forrest Gump house wasn’t real.

It was just a movie set, demolished after filming was complete.
Inspired by its classic design, I designed a house much like it.
With these plans, you can now build such a dream for yourself.





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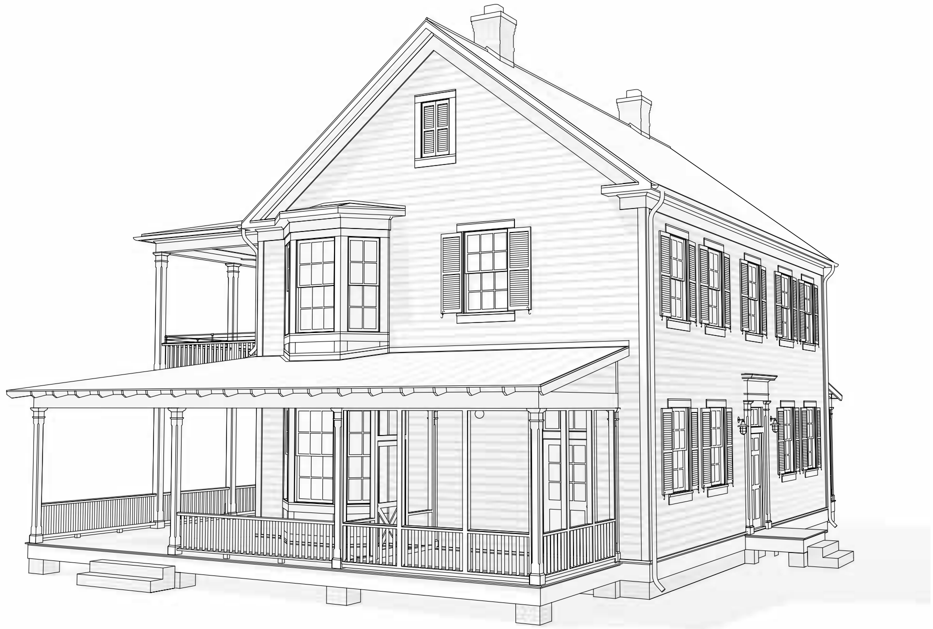

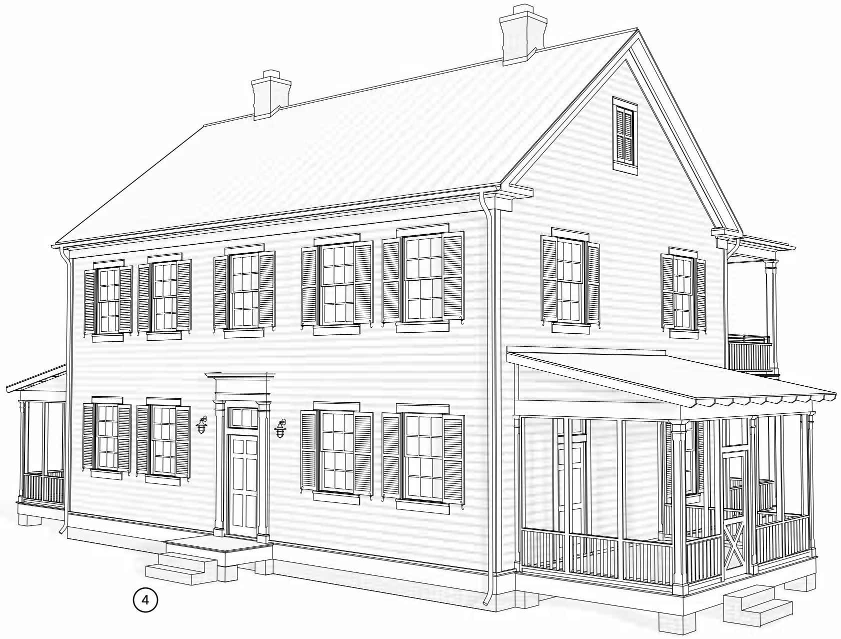

④

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① **(1)** The book is organized with technical drawings on the right pages, and illustrations and explanations on these pages to the left. These footnotes describe some of the intentions behind the design, as well as ways you can make your own personalizations. Think of these footnotes like an architect whispering in your ear, explaining their ideas.

② **(2)** Page numbering is normal on the left, but follows architectural standards on the right.

(3) Though this may be described as the front of the house, it is actually just one option. However, it generally is important that large porches face to the south (or west), to shade the house from the midday (or low afternoon) sun. If that is towards the backyard, it is recommended that the plain side of the house be the front facade. **(4)** The simplicity of this facade makes it straightforward to add on to. If it faces the rear, additions are easy.

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SOUTHERN FARMHOUSE

A DESIGN BY JAY OSBORNE

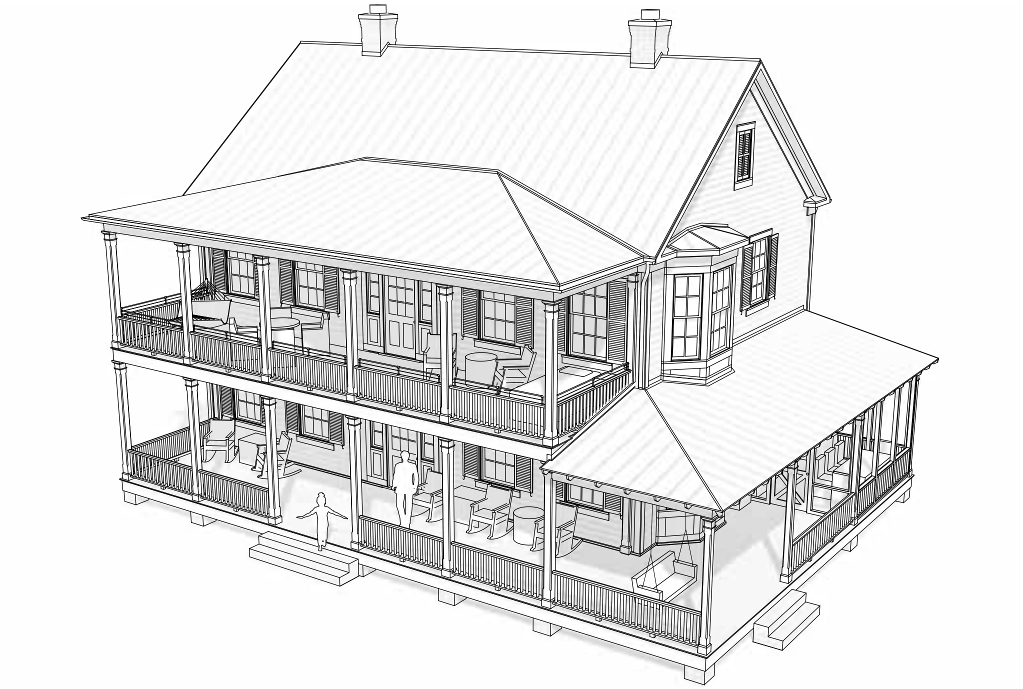
SYMBOLS LEGEND

- SECTION MARKER
- ELEVATION MARKER
- INTERIOR ELEVATION
- DETAIL CALLOUT
- COMPASS (TRUE N)
- DATUM MARKER
- WINDOW CALLOUT
- DOOR CALLOUT
- X-00 FIXTURE CALLOUT
- F-00 FINISH CALLOUT
- CONTOURS (2' [600])
- REVISION NUMBER
- CENTER LINE
- SOIL
- CONCRETE
- BRICK
- INSULATION (ANY)
- RIGID INSULATION
- BATT INSULATION
- WALL OUTLET
- SPECIAL-USE OUTLET
- 220V OUTLET
- ELECTRICAL SWITCH
- 3-WAY SWITCH
- LIGHT/FAN SWITCH
- CEILING LIGHT
- RECESSED LIGHT
- WALL-HUNG LIGHT
- CEILING FAN
- SD SMOKE DETECTOR

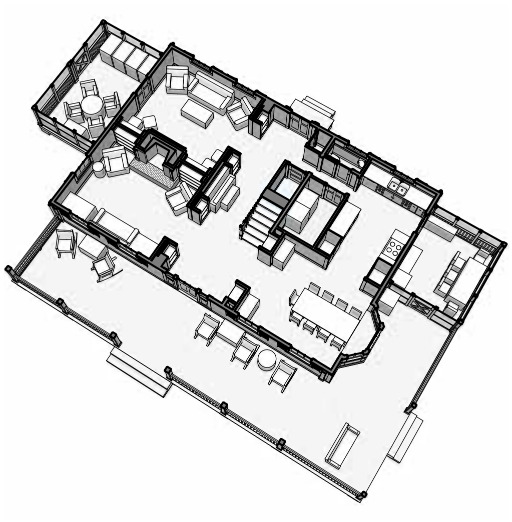
ABBREVIATIONS

#	POUNDS OR NUMBER
~	APPROXIMATELY
[ ]	METRIC UNITS (MM, U.O.N.)
AC	AIR CONDITIONING
A.F.F.	ABOVE FINISH FLOOR
B.O.	BOTTOM OF
B/T	BETWEEN
BD	BOARD
BM	BEAM
CLG	CEILING
CMU	CONC MASONRY UNIT
C.O.	CASED OPENING
CONC	CONCRETE
CONT	CONTINUOUS
D	DRYER
DEMO	DEMOLISH
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DM	DIMMER
DN	DOWN
DW	DISHWASHER
(E)	EXISTING
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EXT	EXTERIOR
FIN	FINISH
FT	FEET
GALV	GALVANIZED
GFCI	CIRCUIT INTERUPTER
GYP	GYPSUM
IN	INCH(ES)
INT	INTERIOR
KG	KILOGRAMS
M	METERS
MAX	MAXIMUM
MIN	MINIMUM
MM	MILLIMETERS
(N)	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
OSB	ORIENTED STRAND BD
PERF	PERFORATED
PT	PRESSURE-TREATED
QTY	QUANTITY
R	RADIUS OR RISER
RCP	CEILING PLAN
REF	REFRIGERATOR
REQ'D	REQUIRED
RM	ROOM
SD	SMOKE DETECTOR
SF	SQUARE FEET
SIM.	SIMILAR
SPEC	SPECIFICATION
SYM	SYMMETRICAL
T.O.	TOP OF
T&G	TONGUE & GROOVE
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
W	WASHER OR WATT
W/	WITH
W/D	WASHER & DRYER
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WP	WATERPROOF
XPS	EXTRUDED POLY

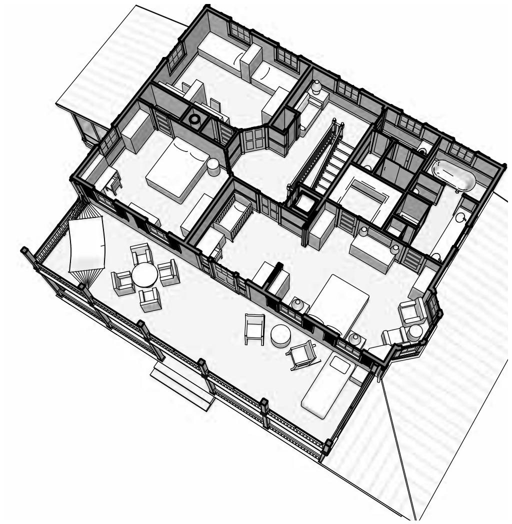
PERSPECTIVE



FIRST FLOOR



SECOND FLOOR



SHEET INDEX

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A0.2	GENERAL NOTES
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A1.1	1ST FLOOR PLAN
A1.2	2ND FLOOR PLAN
A1.3	ROOF PLAN
A1.4	1ST RCP/ELECTRICAL
A1.5	2ND RCP/ELECTRICAL
A2.0	FRONT ELEVATION
A2.1	WEST ELEVATION
A2.2	NORTH ELEVATION
A2.3	EAST ELEVATION
A3.0	LONGITUDINAL SECTION
A3.1	TRANSVERSE SECTION
A4.0	DETAIL PLANS
A4.1	SHELVING ELEVATIONS
A4.2	KITCHEN ELEVATIONS
A4.3	BATH / WC ELEVATIONS
A4.4	ENSUITE BATH ELEVATIONS
A5.0	TYPICAL DETAILS
A5.1	EXTERIOR DETAILS
A5.2	INTERIOR DETAILS
A5.3	DOORS & WINDOWS
A6.0	SCHEDULES

PAGES FOR EXTENDED DESIGN
(NEW BEDROOM SUITE & MUD ROOM)

A0.3x	EXTENDED DESIGN INTRO
A1.1x	FLOOR 1 EXTENDED PLAN
A1.4x	1ST RCP/ELECTRICAL
A2.4x	EXTENSION ELEVATIONS
A4.5x	DOWNSTAIRS BATHROOM
A5.4x	SIDE EXTENSION DETAILS

IMPORTANT NOTE

These drawings are for informational purposes only. This work is provided 'as is,' with no promises about accuracy or reliability. It does not represent a legal contract or an architectural service. No person or organization makes any warranty, express or implied, regarding the information provided. **Use this work at your own risk.** Buildings are complex, and many things can go wrong. FreeFarmhouse and Jay Osborne disclaim liability from any damages that may result from using these drawings.

JAY OSBORNE

SOUTHERN FARMHOUSE

FIRST EDITION PRINT

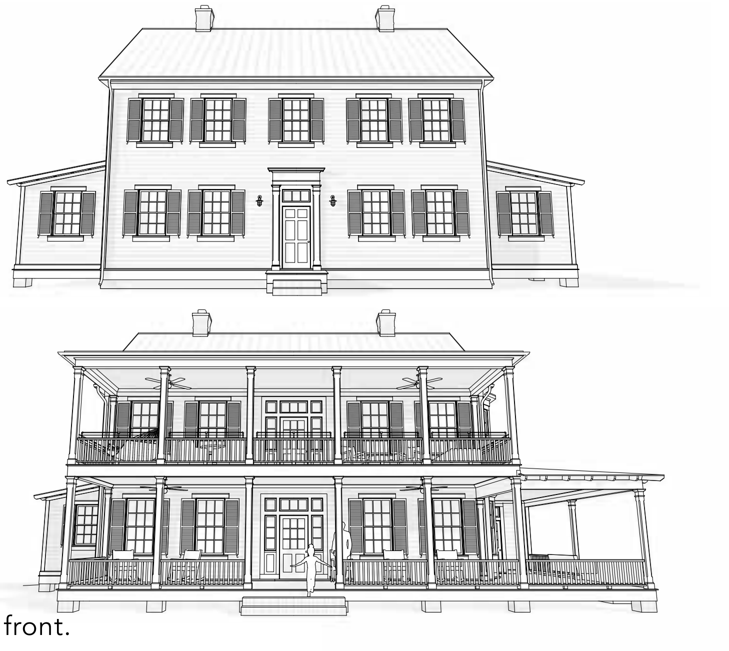
01 FEB 2023

A DESIGN BY JAY OSBORNE

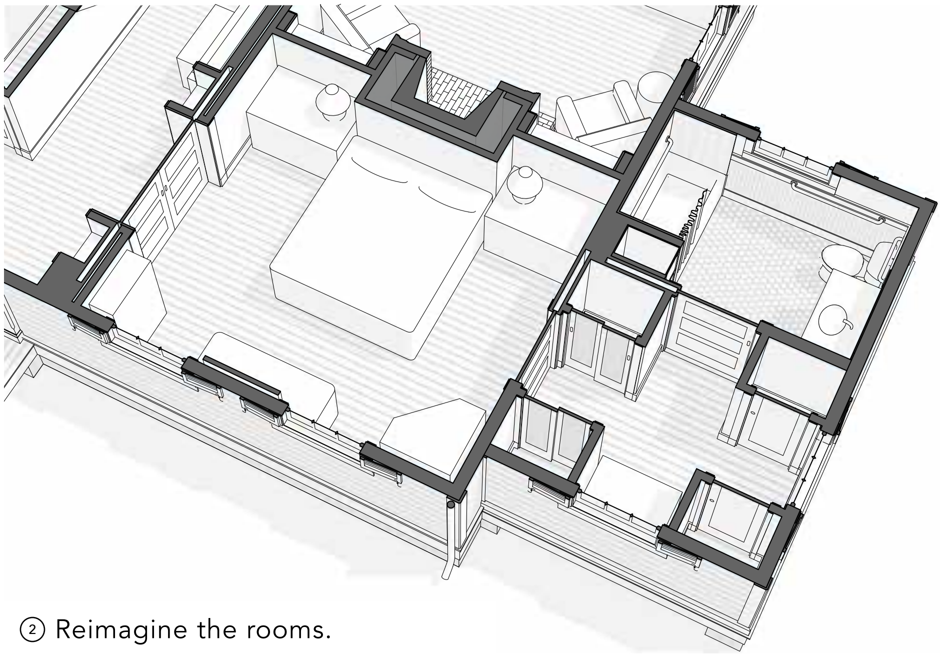
SOUTHERN FARMHOUSE

FREE FILES AVAILABLE AT FREEFARMHOUSE.COM

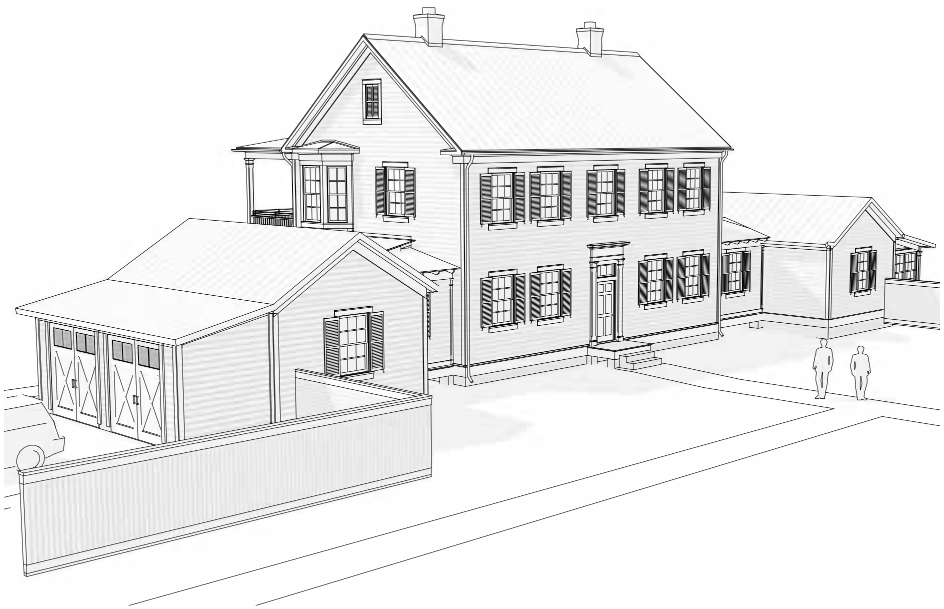
4	**2023-02-01**	FIRST EDITION (COMPLETED BOOK)
3	**2022-11-30**	KICKSTARTER EDITION (TEST PRINTS)
2	**2022-06-21**	1ST PUBLIC RELEASE (FILES ONLINE)
1	**2022-01-01**	SCHEMATIC DESIGN PRESENTATION
+	For more project history and credits, see A0.1	



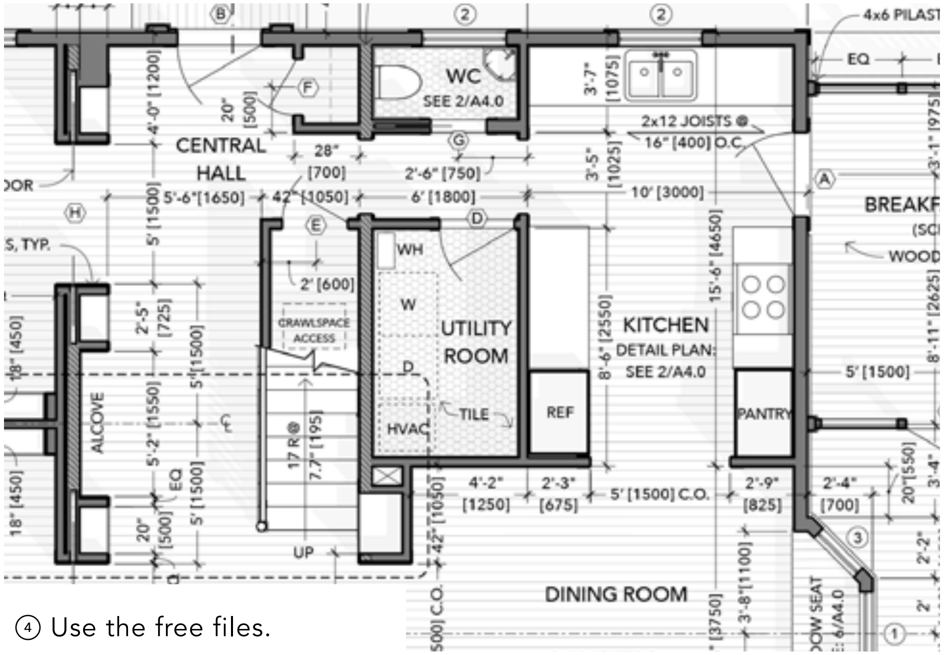
① Pick your front.



② Reimagine the rooms.



③ Add as you wish.



④ Use the free files.

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(1) The design can be customized to your needs and desires. Either the north or south elevation could be the front of the house. You can choose which front works best for your site. It may be better for the porches to face the backyard. **(2)** Rooms are versatile. Unlike open plan layouts, room-based layouts can be easily adapted to other uses. Here, the Family Room (as designed) is shown converted into a first-floor Main Bedroom Suite.

SOUTHERN FARMHOUSE

CUSTOMIZATION IDEAS

JAY OSBORNE

(3) By filling in the screen porches (converting them into hyphens), it's possible to build a garage on one side, and a large bedroom or office on the other. Hyphens help preserve functional daylighting and cross breezes. **(4)** These drawings and renderings are made using SketchUp. Fast, free, and easy to use, SketchUp makes it more enjoyable for you to customize and personalize this design, using open-source files you can download online.

PROJECT INFORMATION

LOCATION
54321 RURAL ROUTE 2
GREENBOW, AL 39902

PROJECT DESCRIPTION
NEW SINGLE-FAMILY HOME

PROJECT NUMBER
APN 0000-0000-000-000

ZONING
R-3

FLOOR AREA
PROPOSED: 2330 SQUARE FEET (216 SQUARE METERS)

NEW BEDROOM SUITE & MUD ROOM: ADDS 300 SQ FT (28 SQ M)
EXTENDED DESIGN TOTAL AREA: 2630 SQUARE FEET (244 SQ M)

CONSTRUCTION TYPE
TYPE V - WOOD FRAME CONSTRUCTION

PARCEL SIZE
60,000 FT² [5400 M²]
1.37 ACRES [.54 HECTARES]

APPLICABLE CODES
2022 STATE BUILDING CODE
2018 LOCAL FIRE CODE

PROJECT HISTORY & CREDITS

APPROPRIATE ATTRIBUTION IS REQUIRED WHEN CUSTOMIZING OR COPYING THIS WORK. SEE **A0.2** NOTES FOR MORE INFORMATION

2023-02-01
4 FIRST EDITION (BOOK COMPLETED)
INCLUDES EXTENDED PLANS FOR AN OPTIONAL MUD ROOM AND AN OPTIONAL FIRST-FLOOR MAIN BEDROOM SUITE.

2022-11-30
3 KICKSTARTER EDITION (DRAFT PRINTS)
THANK YOU TO ALL MY KICKSTARTER SUPPORTERS! NOW COMES WITH MORE DETAILS PAGES, RENDERINGS, AND EXPLANATIONS.

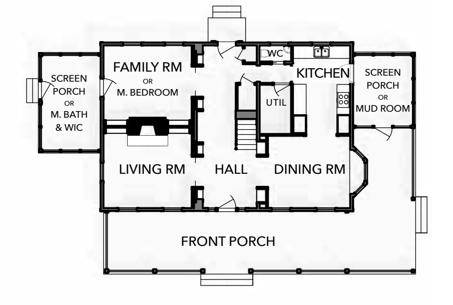
2022-06-21
2 FIRST PUBLIC RELEASE (FILES SHARED ONLINE)
DESIGN DOCUMENTS ARE SUBSTANTIALLY COMPLETE. DETAILS PAGES REMAIN TO BE COMPLETED WHEN TIME ALLOWS.

2022-01-01
1 SCHEMATIC DESIGN AND RENDERINGS
JAY OSBORNE. SKETCHUP & LAYOUT ARE USED FOR EVERYTHING.

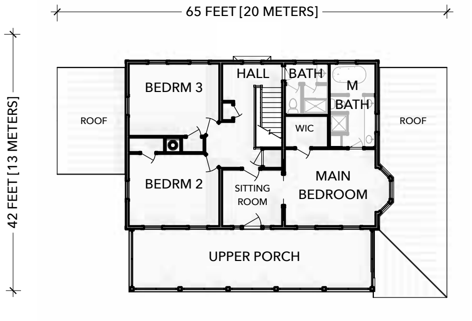
FALL 2019
0 INITIAL MODELING, DESIGN TESTING, RESEARCH
JAY OSBORNE, FLOOR PLANS & ELEVATIONS MOSTLY COMPLETE

1994
– ARTISTIC INSPIRATION
THE HOUSE IN THE MOVIE FORREST GUMP WASN'T REAL, BUT JUST AS IT WAS INSPIRED BY OLD SOUTHERN HOUSES, IT INSPIRED ME.

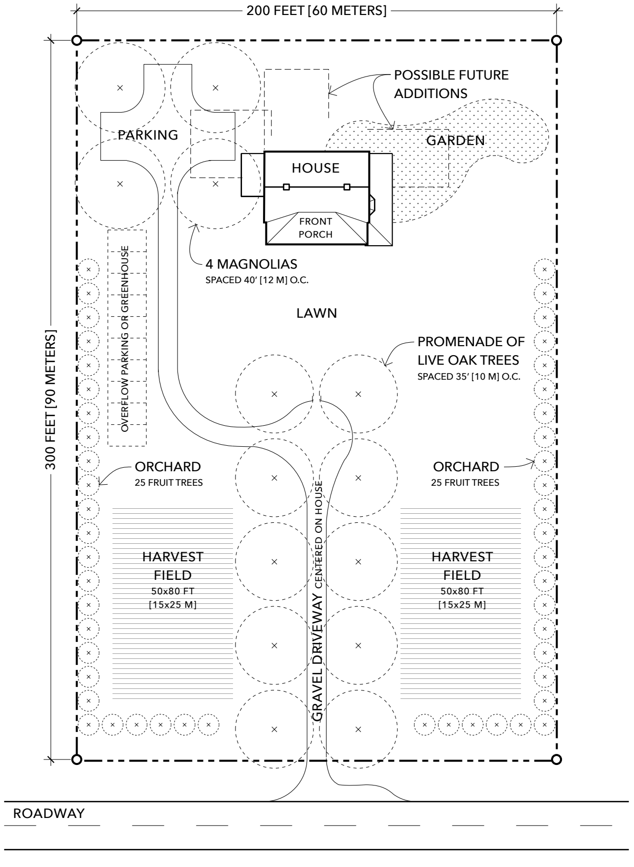
PRESENTATION PLANS



FIRST FLOOR
INDOOR AREA: 1190 FT² [110 M²]
PORCH AREA: 960 FT² [90 M²]



SECOND FLOOR
INDOOR AREA: 1140 FT² [106 M²]
PORCH AREA: 410² [38 M²]



1 SITE SAMPLE (A MODEST PLOT OF LAND, THE SIZE OF A FOOTBALL FIELD)
SCALE: 1" = 40' [~1:500]

CONTACT INFORMATION

OWNER
NAME
PHONE NUMBER
EMAIL ADDRESS
NOTES

STREET ADDRESS
CITY / STATE / ZIP

ARCHITECT (OR DESIGNER OF RECORD)
CONTACT PERSON
PHONE NUMBER
EMAIL ADDRESS
NOTES

COMPANY NAME
STREET ADDRESS
CITY / STATE / ZIP

GENERAL CONTRACTOR
CONTACT PERSON
PHONE NUMBER
EMAIL ADDRESS
NOTES

COMPANY NAME
STREET ADDRESS
CITY / STATE / ZIP

SURVEYOR
CONTACT PERSON
PHONE NUMBER
EMAIL ADDRESS
NOTES

COMPANY NAME
STREET ADDRESS
CITY / STATE / ZIP

PLUMBING
CONTACT PERSON
PHONE NUMBER
EMAIL ADDRESS
NOTES

COMPANY NAME
STREET ADDRESS
CITY / STATE / ZIP

MECHANICAL (AND/OR ELECTRICAL)
CONTACT PERSON
PHONE NUMBER
EMAIL ADDRESS
NOTES

COMPANY NAME
STREET ADDRESS
CITY / STATE / ZIP

STRUCTURAL
CONTACT PERSON
PHONE NUMBER
EMAIL ADDRESS
NOTES

COMPANY NAME
STREET ADDRESS
CITY / STATE / ZIP

LANDSCAPE
CONTACT PERSON
PHONE NUMBER
EMAIL ADDRESS
NOTES

COMPANY NAME
STREET ADDRESS
CITY / STATE / ZIP

INTERIORS
CONTACT PERSON
PHONE NUMBER
EMAIL ADDRESS
NOTES

COMPANY NAME
STREET ADDRESS
CITY / STATE / ZIP

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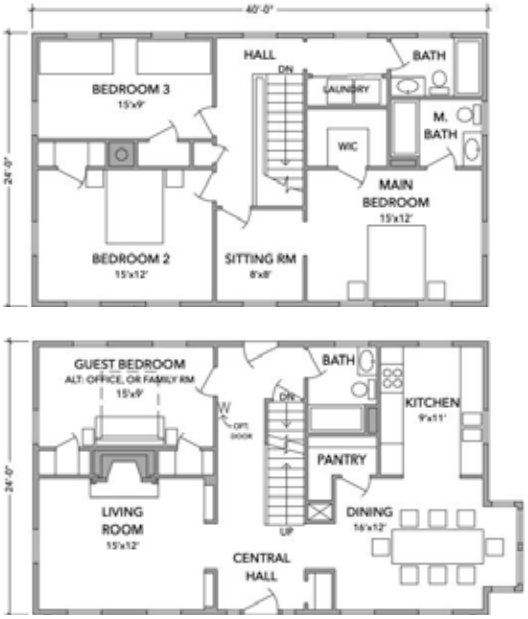
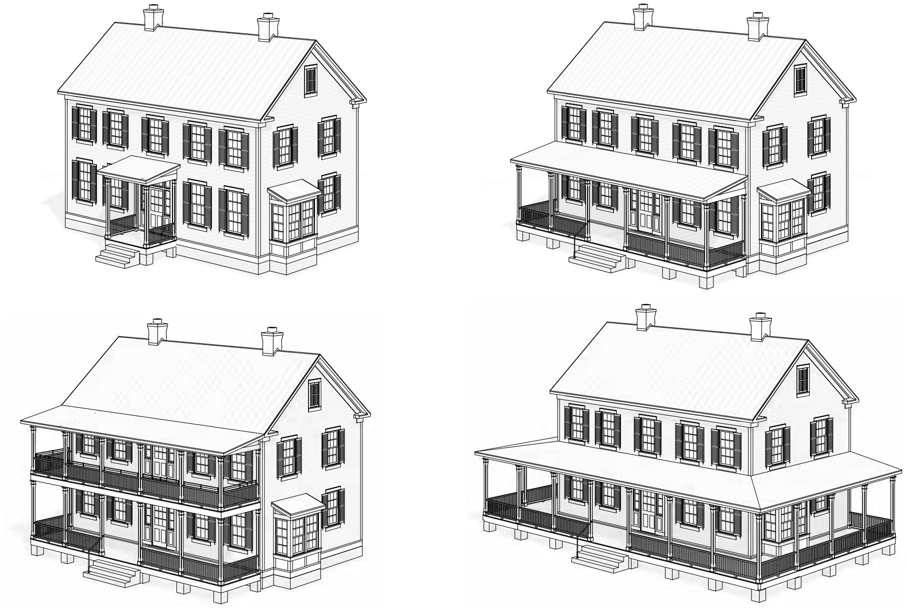
PROJECT INFO

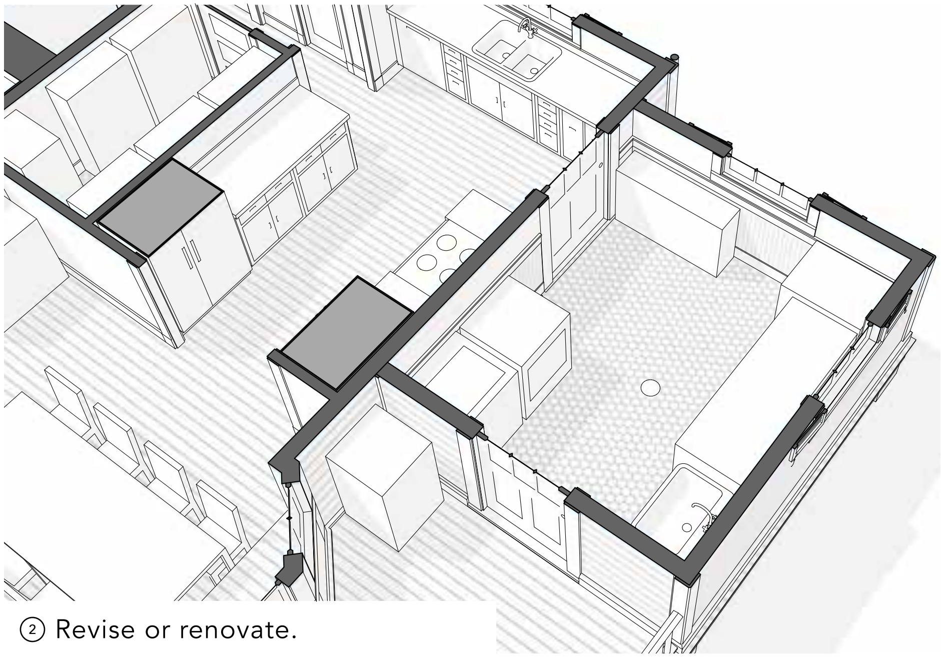
A0.1



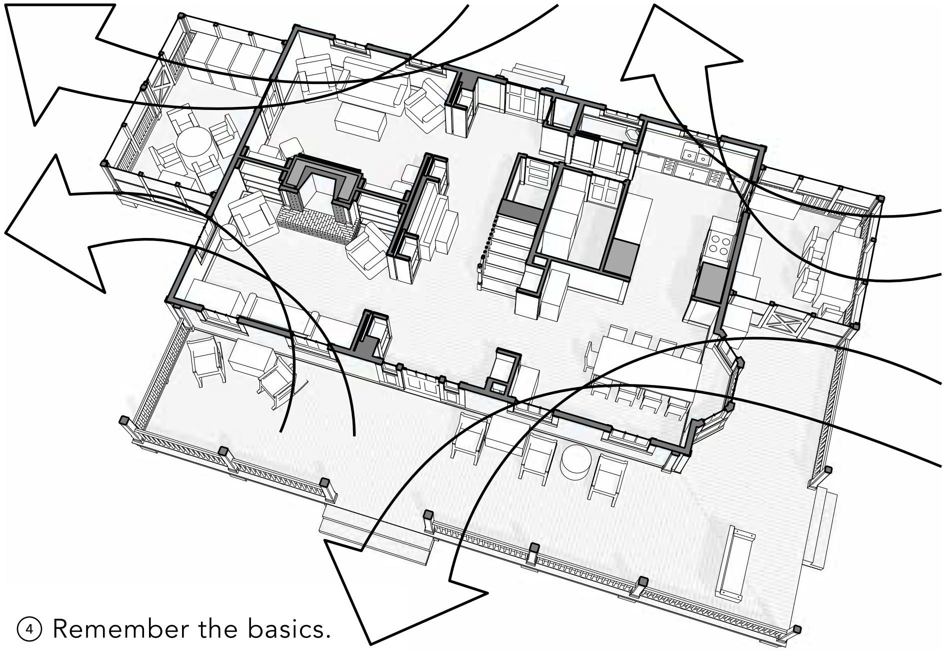
① Simplify as needed.



③ Customize the porch.



② Revise or renovate.



④ Remember the basics.

SOUTHERN FARMHOUSE

MORE CUSTOMIZATIONS

JAY OSBORNE

(1) With minor adjustments, you can make this design smaller, cheaper, and easier to build. It's even possible to convert this into a design for a modular house that can be constructed off-site. **(2)** Some houses are hard to change, but this one was made for it. To prove this versatility, side extensions are included in the plans, as either an option or a future addition. As you weigh the costs of new construction, consider doing it in phases.

(3) Changing the porch can dramatically alter the house's look, giving it a more regional flavor, and adapting it to its site. **(4)** Why do old houses look old? They reflect solutions to old problems. Before AC and lightbulbs, builders put windows on two sides of large rooms. Joist spans affected room layouts. Without engineers or codes, builders made houses look stronger than necessary. With no 30-year mortgages, homes grew over time.

GENERAL NOTES

1A – WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO BUILDING, PLUMBING, ELECTRICAL, AND MECHANICAL CODES.

1B – ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR THEIR REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

1C – IF PRINTING FULL-SIZE DRAWING SET, DO NOT SCALE DRAWINGS.

1D – WRITTEN DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS.

1E – METRIC DIMENSIONS DO NOT PRECISELY MATCH IMPERIAL DIMS (AS DRAWN) DUE TO DIFFERING CODES AND MODULAR STANDARDS. IF ACCURACY IS DOUBTED, IMPERIAL DIMENSIONS TAKE PRECEDENCE.

1F – DIMENSIONS ARE TAKEN FROM FACE OF FRAMING LUMBER, FACE OF CONCRETE/ MASONRY, CENTER OF COLUMN, AND CENTERLINE OF FIXTURE, UNLESS OTHERWISE NOTED.

1G – ALL DIMENSIONS NOTED "VERIFY IN FIELD" (V.I.F.) SHALL BE MEASURED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER OR THEIR REPRESENTATIVE.

1H – ALL NOTES AND DETAILS ARE TYPICAL. SIMILAR NOTES AND DETAILS APPLY IN SIMILAR SITUATIONS.

1I – IN THE CASE OF DISCREPANCIES WITHIN DESCRIPTIONS OF SIMILAR ITEMS, PRECEDENCE SHALL BE GIVEN TO NOTES AND DRAWINGS OF GREATER DETAIL.

1J – INSTALL FIXTURES, MATERIALS, AND EQUIPMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS. SHOULD THOSE SPECS CONFLICT WITH THE DRAWINGS, OR VIOLATE LOCAL REGULATIONS, IMMEDIATELY NOTIFY THE OWNER OR THEIR REPRESENTATIVE.

1K – VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.

1L – COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUITS, WATER LINES, GAS LINES, AND DRAINAGE LINES.

1M – IT IS BEYOND THE SCOPE OF ARCHITECTURAL DRAWINGS TO ILLUSTRATE THE BUILDING CODE. BUILDERS: READ IT, FOLLOW IT.

2 (SITE / FOUNDATION)

2A – ANY SURVEY MARKERS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

2B – GRADING AND SITEWORK SHALL BE MINIMAL IN ALL AREAS NOT DIRECTLY AFFECTED BY THE NEW CONSTRUCTION. FOLLOW BEST PRACTICES AND LOCAL REQUIREMENTS IN ORDER TO MINIMIZE ENVIRONMENTAL DAMAGE.

2C – FINISH GRADE SHALL SLOPE DOWN FROM HOUSE, AT A HEIGHT OF 6 INCHES [150] OVER A 10 FOOT [3000] DISTANCE.

2D – BEFORE GRADING OPERATIONS, A TEMPORARY PROTECTION FENCE SHALL BE CONSTRUCTED AROUND ANY TREE WITHIN 30 FEET [9000] OF THE FOUNDATION. SILT FENCES SHALL BE CONSTRUCTED DOWNSLOPE OF ANY AREA WHERE THE SOIL IS DISTURBED.

2E – DEPICTED FOUNDATION IS BASED ON FICTIONAL CONDITIONS. CONDUCT A SOIL TEST AND STRUCTURAL ENGINEERING FOR A SITE-SPECIFIC FOUNDATION. (AND THEN YOU CAN DELETE THIS NOTE)

2F – FOOTINGS SHALL EXTEND BELOW THE LOCAL FROST LINE.

2G – PERFORATED DRAINAGE PIPES SHALL BE LOCATED WITHIN A GRAVEL PERIMETER AROUND THE FOUNDATION; AND MULTIPLE DRAINAGE OUTLETS LEAD DOWNSLOPE AWAY FROM THE BUILDING.

2H – ALL WOOD WITHIN 8 INCHES [200 MM] OF THE GROUND SHALL BE PRESSURE TREATED OR COMPRISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHOULD BE GALVANIZED OR STAINLESS STEEL.

3 (CONSTRUCTION)

3A – ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.

3B –THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. ALL SUBCONTRACTORS SHALL BE PROVIDED WITH A SET OF DRAWINGS.

3C – THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, AS WELL AS INSPECT THE PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR PROBLEMS WHICH COULD HAVE BEEN PREVENTED BY A THOROUGH EXAMINATION.

3A – PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION-RELATED ACTIVITIES.

3D – THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REGULARLY REMOVING THE WASTE MATERIALS OF ALL SUBCONTRACTORS, AND MAINTAIN STRICT CONTROL OVER JOB CLEANING TO PREVENT DUST AND RUBBISH FROM INTERFERING WITH OPERATIONS.

3E – CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED DURING THE CONSTRUCTION PHASES BY MUFFLING AND SHIELDING IMPACT TOOLS WHENEVER POSSIBLE.

3F – IF THE WORK OF ANY CONTRACTOR SIGNIFICANTLY DEVIATES FROM THE CONTRACT DRAWINGS WITHOUT THEM FIRST GETTING PERMISSION FROM THE APPROPRIATE PERSON, THAT CONTRACTOR MAY BE REQUIRED TO FIX THEIR WORK AT THEIR OWN EXPENSE.

4 (UTILITIES)

4A – ANY ELECTRICAL, PLUMBING AND/OR HVAC SYSTEMS INCLUDED IN THE WORK SHALL BE INSTALLED ON A DESIGN-BUILD BASIS, AND SHALL NOT SIGNIFICANTLY ALTER THE STRUCTURE OR FINISHES.

5 (WEATHERPROOFING)

5A – CHECK LOCAL CODES FOR INSULATION REQUIREMENTS.

5B – DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE. FOLLOW REQUIREMENTS AND RECOMMENDATIONS OF BUILDING CODES, PRODUCT MANUFACTURERS, AND CONSTRUCTION BEST PRACTICES.

6 (EGRESS / FIRE SAFETY)

6A – FIRE BLOCKING AND FIRE-RATED SHEATHING SHALL BE PROVIDED AS REQUIRED AT CEILINGS, FLOORS, AND ENCLOSED USABLE SPACE UNDER STAIRS.

6B – SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER APPLICABLE CODES.

6C – ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS.

6D – ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.

6E – THE MINIMUM STAIRCASE TREAD SHALL BE 10" [254] AND THE MINIMUM RISER 7.75" [196], WITH A MAXIMUM 3/8" [9.5] VARIATION WITHIN A FLIGHT.

6F – HANDRAILS SHALL BE LOCATED 34-38 INCHES [864-965 MM] ABOVE STAIR TREADS AS MEASURED FROM THE NOSINGS.

6G – GUARDRAILS MUST BE LOCATED ALONG ANY EDGE WHERE THE FLOOR DROPS 30" [762] OR MORE TO THE FLOOR OR GROUND BELOW.

7 (FINISHES & FIXTURES)

7A – PROVIDE ADEQUATE BLOCKING AROUND CABINETRY, PLUMBING FIXTURES, AND OTHER APPLICABLE AREAS.

7B – CONTRACTOR MUST ENSURE THE INTERIOR SHEATHING IS FLUSH, CLEAN AND FREE OF DUST AND DEFECTS BEFORE APPLICATION OF PAINT COATINGS

7C – FLOOR MATERIAL TRANSITIONS OCCUR AT THE CENTERLINE OF DOORS OR FRAMED OPENINGS.

7D – PROVIDE AT LEAST 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR AND EXTERIOR SURFACES.

7E – DO NOT USE SCREW-ON, NON-OPERABLE WINDOW SHUTTERS. THEY ARE AS TACKY AS CLIP-ON TIES.

7F – AN ECONOMICAL ALTERNATIVE TO LOUVERED SHUTTERS: BOARD & BATTEN SHUTTERS. BUT DO **NOT** USE SCREW-ON, NON-OPERABLE SHUTTERS. (IT WOULD BE BETTER TO USE NONE AT ALL.)

7G – DO NOT USE VINYL OR ALUMINUM SIDING. THAT WOULD MAKE THIS HOUSE LOOK LIKE A CHEAP PLASTIC TOY. IT SHALL NOT BE DONE.

7H – SCREEN PORCHES MAY BECOME FUTURE ADDITIONS TO THE CONDITIONED SPACE (AS A MUDROOM, BATHROOM TO A BEDROOM SUITE, ETC). BUILD THEM WITH THAT IN MIND.

7I – WALL-TO-WALL CARPETING IS FORBIDDEN.

9 (CONDITIONS OF USE)

9A – JAY OSBORNE IS THE ORIGINAL DESIGNER OF THIS WORK. INSTEAD OF A CONVENTIONAL COPYRIGHT, HE PROVIDES THESE PLANS UNDER AN OPEN SOURCE LICENSE. SOME RIGHTS RESERVED.

9B – THIS WORK IS PROVIDED UNDER A CREATIVE COMMONS ATTRIBUTION SHARE-ALIKE LICENSE. FOR MORE INFORMATION, SEE WWW.CREATIVECOMMONS.ORG/LICENSES/BY-SA/4.0.

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9F – ARCHITECTS, BUILDERS, AND OTHER DESIGN PROFESSIONALS MAY PROFIT FROM USING THIS WORK.

9G – IF YOU USE THIS WORK AND/OR CREATE ANY DERIVATIONS, YOU AGREE TO PROVIDE APPROPRIATE CREDIT TO JAY OSBORNE. ATTRIBUTION IS AN ESSENTIAL REQUIREMENT OF THE LICENSE.

9H – APPROPRIATE CREDIT INCLUDES MENTIONING JAY OSBORNE IS THE ORIGINAL DESIGNER. SPECIFY THAT WHERE AND WHEN IT WOULD BE IMPORTANT FOR SOMEBODY. (IF THEY WOULD FEEL DECEIVED WHEN LEARNING THE TRUTH, THEN YOU DID IT WRONG.) ALSO MENTION ANY CHANGES YOU MADE, IF APPLICABLE– BUT DON'T IMPLY JAY OSBORNE HAD ENDORSED THEM.

9I – THESE DRAWINGS ARE DERIVED FROM SKETCHUP MODELS, WHICH CAN BE DOWNLOADED FOR FREE ONLINE.

9J – IT IS IMPOSSIBLE FOR ONE SET OF ARCHITECTURAL DRAWINGS TO FULFILL THE REQUIREMENTS OF EVERY JURISDICTION. THIS IS A TEMPLATE TO START FROM. THE GC, DESIGNER OF RECORD (OR WHOEVER REMOVES THIS NOTE) SHALL TAKE RESPONSIBILITY FOR ADAPTING THIS DESIGN TO LOCAL REQUIREMENTS.

9K – USE THIS WORK AT YOUR OWN RISK. THIS DESIGN IS PROVIDED "AS IS" WITH NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING (BUT NOT LIMITED TO) THE WARRANTIES OF MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL JAY OSBORNE OR FREEFARMHOUSE BE HELD LIABLE FOR ANY CLAIM, DAMAGES, OR OTHER LIABILITY (WHETHER IN AN ACTION OF CONTRACT, TORT, OR OTHERWISE) ARISING FROM, OUT OF, OR IN CONNECTION WITH THIS WORK (OR THE USE, OR OTHER DEALINGS IN THIS DESIGN). IN SHORT: BE RESPONSIBLE.

A DESIGN BY JAY OSBORNE

SOUTHERN FARMHOUSE

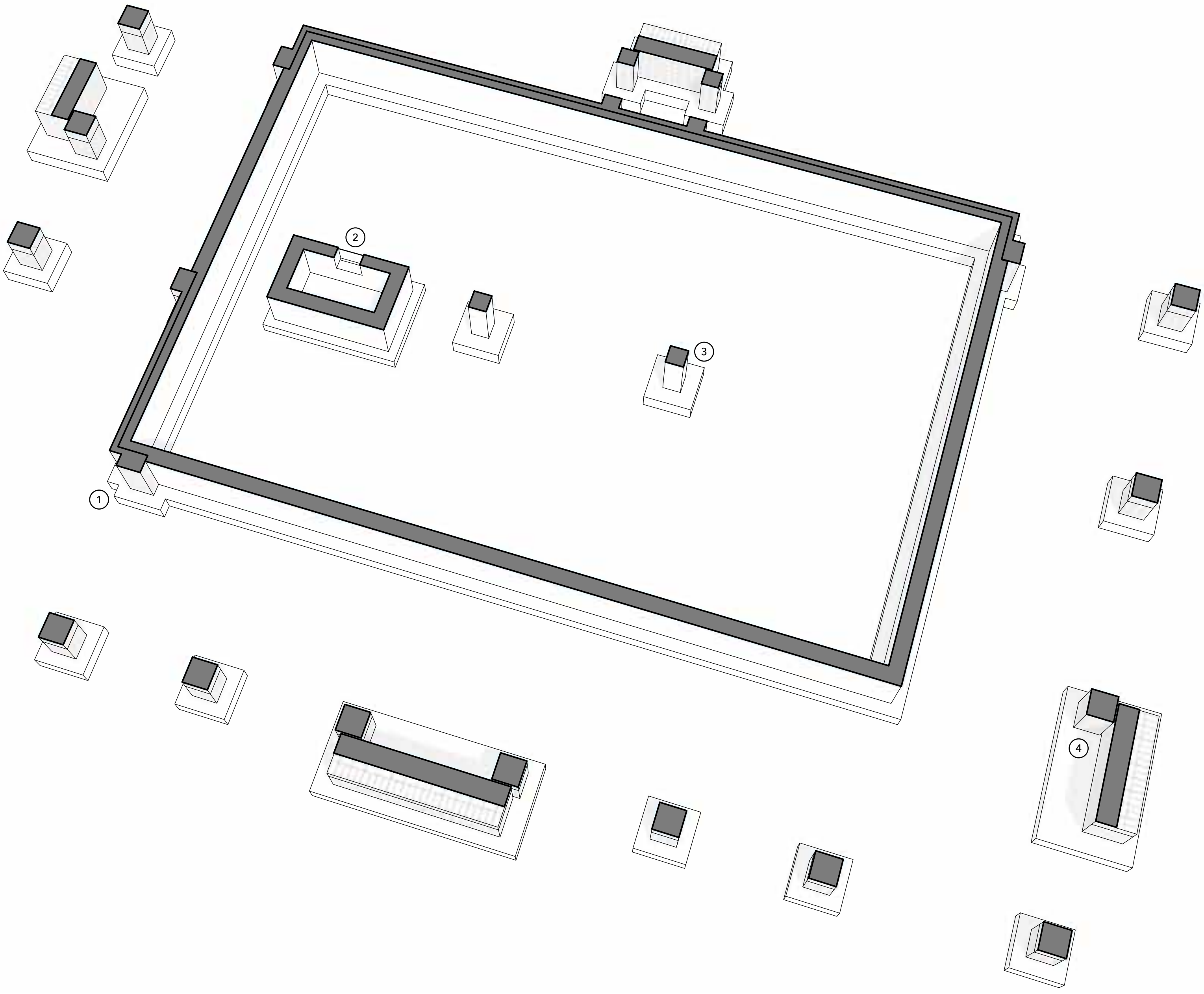
FREE FILES AVAILABLE AT FREEFARMHOUSE.COM

4	**2023-02-01**	FIRST EDITION (COMPLETED BOOK)
3	**2022-11-30**	KICKSTARTER EDITION (TEST PRINTS)
2	**2022-06-21**	1ST PUBLIC RELEASE (FILES ONLINE)
1	**2022-01-01**	SCHEMATIC DESIGN PRESENTATION

+ For more project history and credits, see A0.1

GENERAL NOTES

A0.2



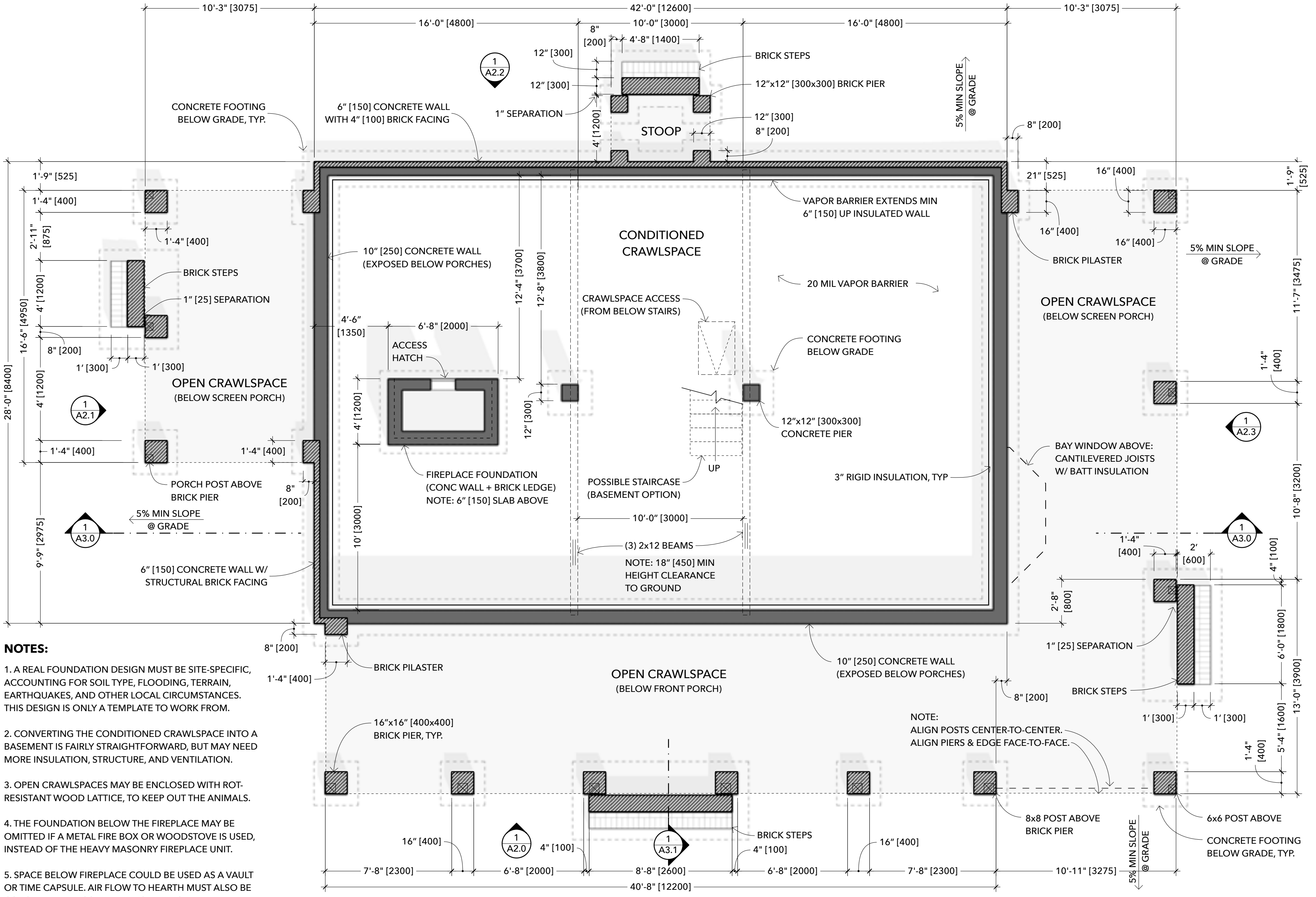
This design uses a conditioned crawlspace for a foundation. Many people may prefer a basement or a slab foundation– so it's important to note that those are also optional. Every foundation needs to be redesigned for its particular circumstances– if only to prevent frost heave, or to be adjusted for a hilly site. General contractors routinely have foundation designs reengineered, so you can easily convert this to the type you prefer.

SOUTHERN FARMHOUSE

THE FOUNDATION

JAY OSBORNE

(1) The brick facing can be structural, or a veneer. Pilasters are used as visible structure, a major concept in old houses. Make every connection appear stronger than necessary.
(2) The masonry fireplace is heavy, so it may require this foundation (and access hatch).
(3) Old joists only spanned 16-20' (5-6m), which affected the overall look of old houses.
(4) The exterior stairs are separate from the porch piers, making any future repairs easier.



① FOUNDATION PLAN

SCALE: 1/4" = 1'-0" [~1:50]

NOTES:

1. A REAL FOUNDATION DESIGN MUST BE SITE-SPECIFIC, ACCOUNTING FOR SOIL TYPE, FLOODING, TERRAIN, EARTHQUAKES, AND OTHER LOCAL CIRCUMSTANCES. THIS DESIGN IS ONLY A TEMPLATE TO WORK FROM.

2. CONVERTING THE CONDITIONED CRAWLSPACE INTO A BASEMENT IS FAIRLY STRAIGHTFORWARD, BUT MAY NEED MORE INSULATION, STRUCTURE, AND VENTILATION.

3. OPEN CRAWLSPACES MAY BE ENCLOSED WITH ROT-RESISTANT WOOD LATTICE, TO KEEP OUT THE ANIMALS.

4. THE FOUNDATION BELOW THE FIREPLACE MAY BE OMITTED IF A METAL FIRE BOX OR WOODSTOVE IS USED, INSTEAD OF THE HEAVY MASONRY FIREPLACE UNIT.

5. SPACE BELOW FIREPLACE COULD BE USED AS A VAULT OR TIME CAPSULE. AIR FLOW TO HEARTH MUST ALSO BE CONSIDERED. MASONRY WALLS ARE MORE ADAPTABLE.

▨ DENOTES BRICK (REINFORCED IF REQUIRED)

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SOUTHERN FARMHOUSE

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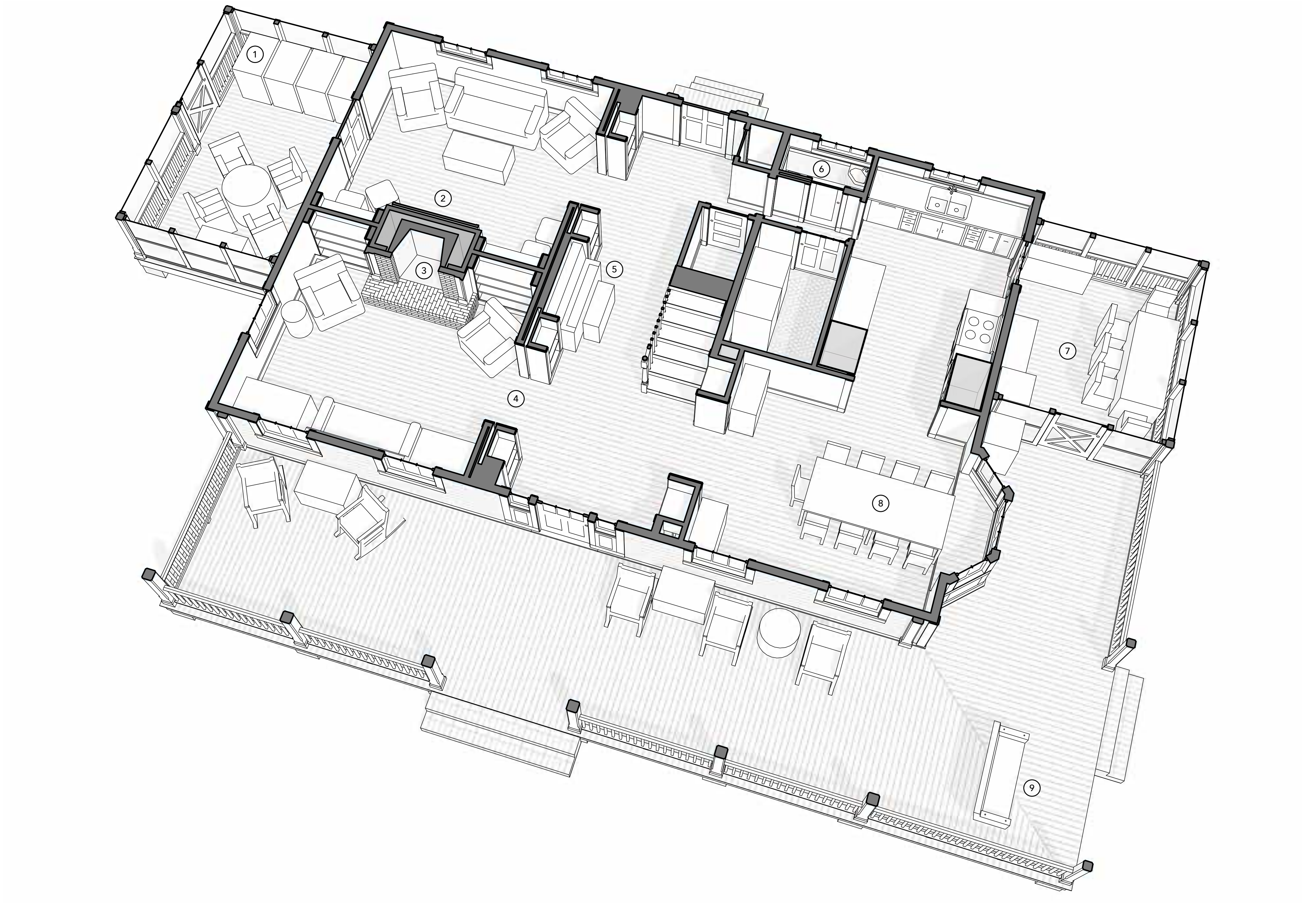
FOUNDATION

A1.0



SOUTHERN FARMHOUSE

FIRST FLOOR

JAY OSBORNE

(1) The screen porches can hold informal functions, like storage. **(2)** The Family Room is great for watching movies— so it helps to be an isolated room. **(3)** The fireplace and shelves are placed into a non-loadbearing wall, so they could be removed if desired. **(4)** Pocket doors allow you to use the rooms for many different purposes. **(5)** The central hall has a small alcove that can hold a piano, sofa, wardrobe, shrine, or whatever you wish.

(6) The small powder room has a pocket door. The space may feel larger than expected. **(7)** The screen porches are large enough for formal outdoor dining, if desired. They can also become service rooms, like bathrooms, a mudroom, or a pantry. **(8)** The dining table is aligned with axial views across the house. These long interior views make a home more elegant and grand. **(9)** An old southern porch isn't complete unless it has a chair swing.

DOORS

- Ⓐ 36x80 [900x2000] 9-LITE DOOR & 36x16 [900x400] TRANSOM
- Ⓑ 36x80 [900x2000] 6-PANEL DOOR & 36x16 [900x400] TRANSOM
- Ⓓ 32x80 [800x2000] 6-PANEL DOOR
- Ⓔ 28x80 [700x2000] 5-PANEL DOOR
- Ⓕ 24x80 [600x2000] 1-PANEL DOOR (OPTIONAL: LOUVERS)
- Ⓖ 24x80 [600x2000] 1-PANEL POCKET DOOR
- Ⓗ 60x80 [1500x2000] 5-PANEL POCKET DRS & 60x18 [1500x450] TR
- Ⓘ 36x80 [900x2000] SCREEN DOOR

WINDOWS

- ① 36x72 [900x1800] DH WINDOW 6/6 DIVIDED LITES
- ② 36x60 [900x1500] DH WINDOW 6/6 DIVIDED LITES
- ③ 24x72 [600x1800] DH WINDOW 4/4 DIVIDED LITES
- ④ 14x44 [350x1100] SIDELIGHT & 14x16 [350x400] TRANSOM

NOTES

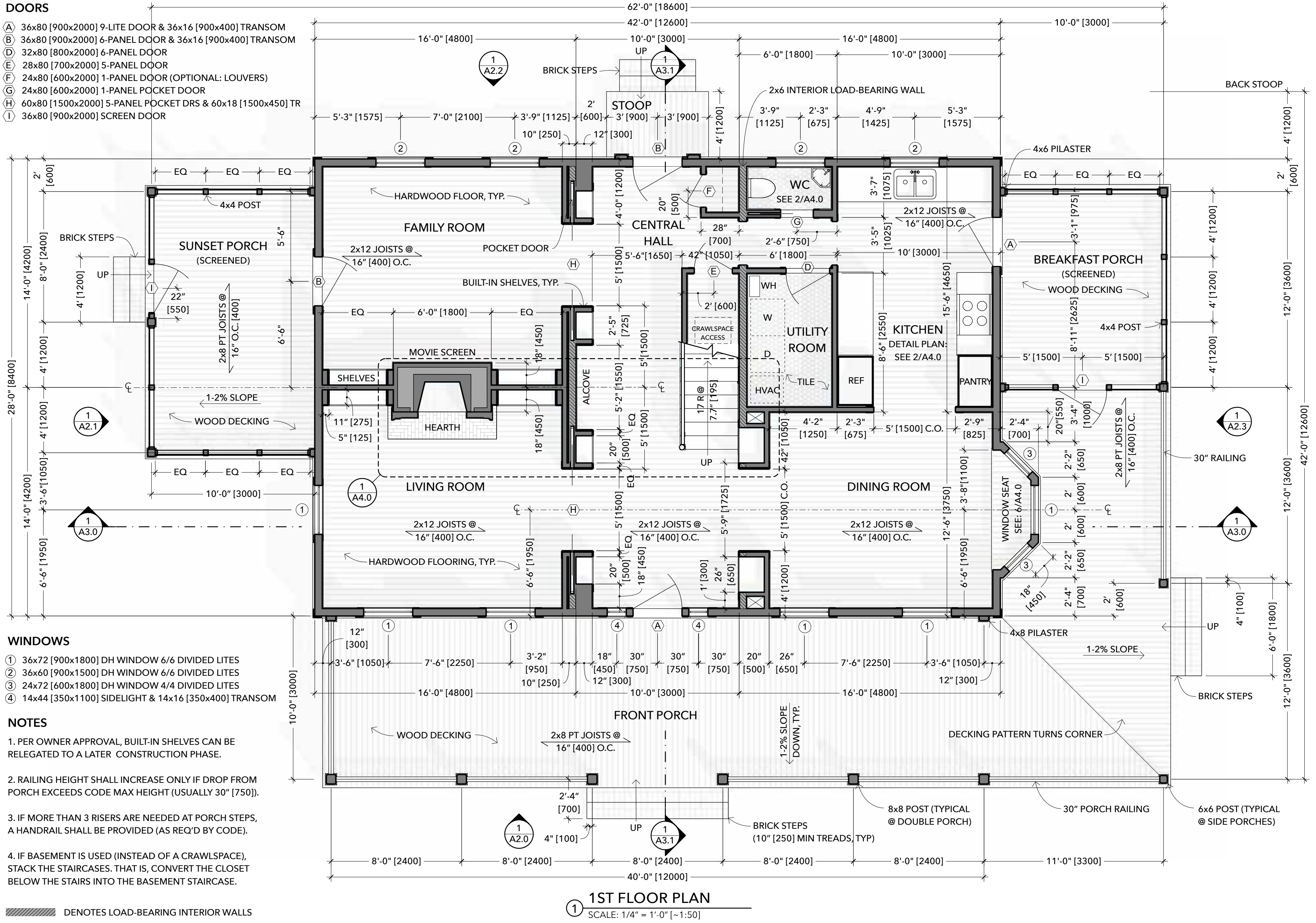
1. PER OWNER APPROVAL, BUILT-IN SHELVES CAN BE RELEGATED TO A LATER CONSTRUCTION PHASE.

2. RAILING HEIGHT SHALL INCREASE ONLY IF DROP FROM PORCH EXCEEDS CODE MAX HEIGHT (USUALLY 30" [750]).

3. IF MORE THAN 3 RISERS ARE NEEDED AT PORCH STEPS, A HANDRAIL SHALL BE PROVIDED (AS REQ'D BY CODE).

4. IF BASEMENT IS USED (INSTEAD OF A CRAWLSPACE), STACK THE STAIRCASES. THAT IS, CONVERT THE CLOSET BELOW THE STAIRS INTO THE BASEMENT STAIRCASE.

▨ DENOTES LOAD-BEARING INTERIOR WALLS



① 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0" [~1:50]

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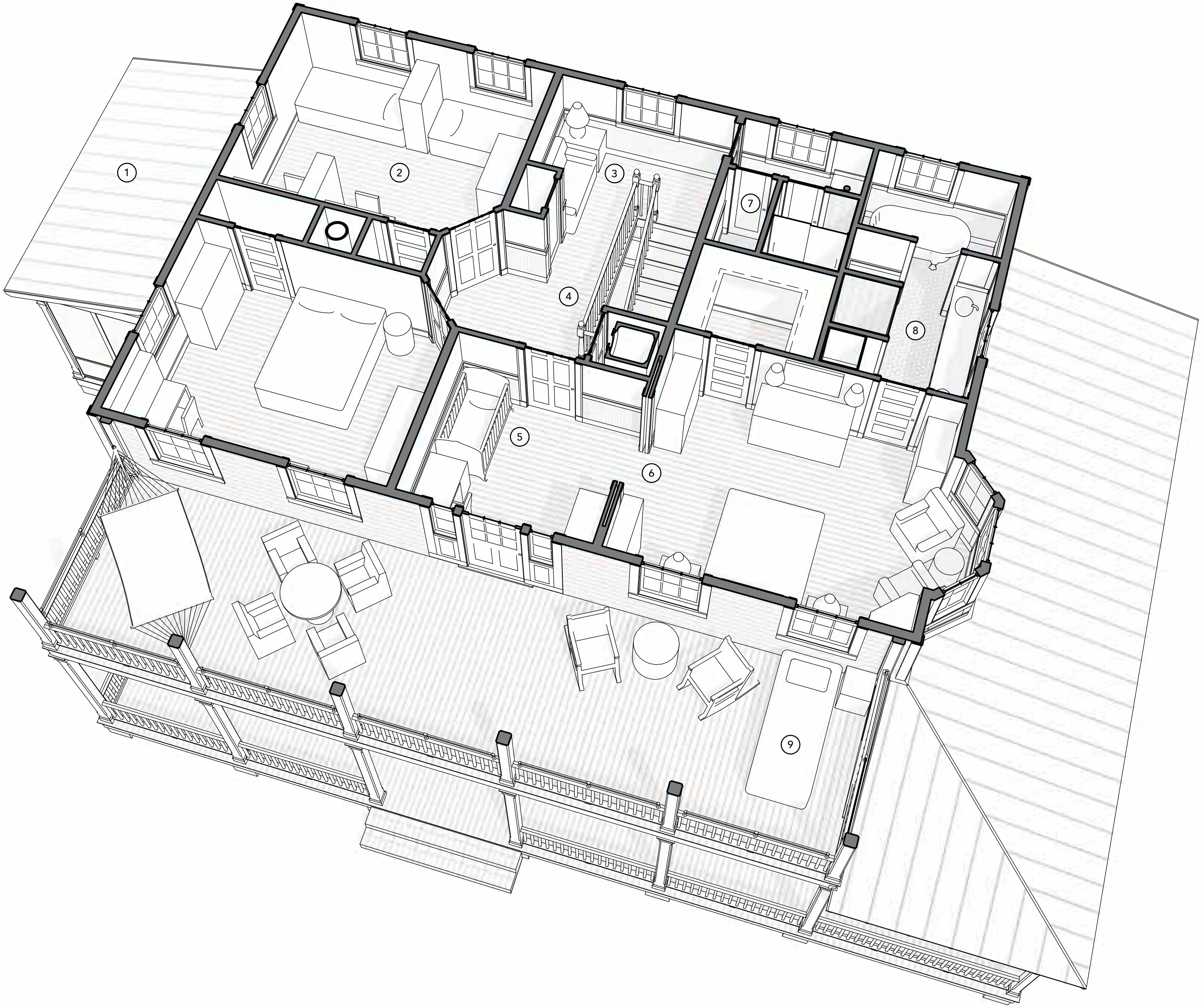


SOUTHERN FARMHOUSE

SECOND FLOOR

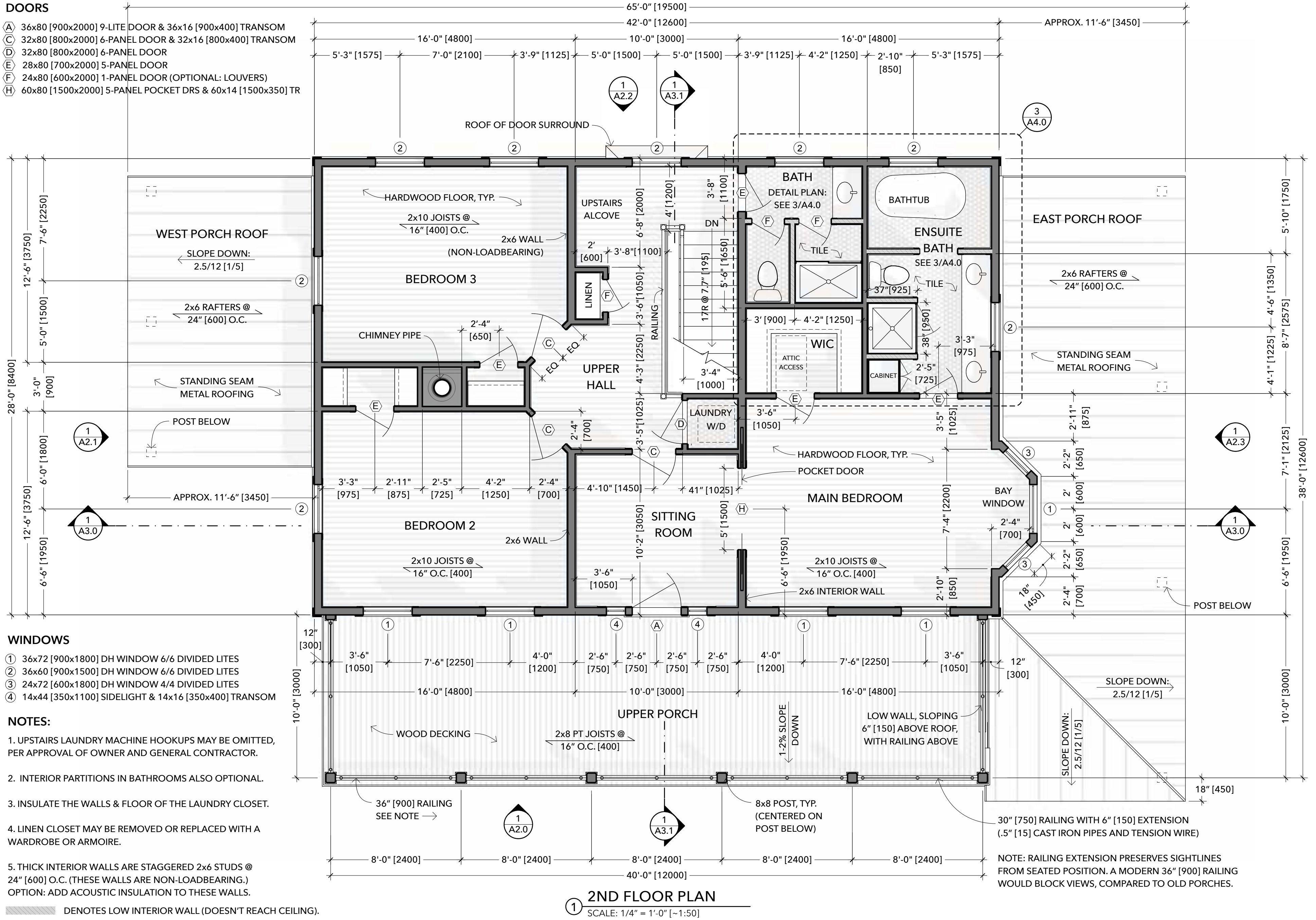
JAY OSBORNE

(1) The lower roofs tend to be almost invisible to the rooms above because they slope down out of sight. **(2)** This room can have two small beds or two large desks. The many windows provide ample daylighting and cross-breezes, and allow a future rear addition to block one of them. **(3)** The alcove in the upper hall can be a small living space. **(4)** You can omit the irregular closet additions in the central hall, but they give a sense of history.

(5) This can be a crib, desk, sofa, or another piece of furniture. **(6)** Pocket doors let you close off that space, so the occupants of this bedroom can control access to the porch. **(7)** The partitions let 3 people to use this bathroom at the same time. This saves space, cost, and maintenance. **(8)** Partitions can be added or removed. **(9)** This large porch can have a bed. In colder climates, a more shallow porch is preferable (for a sunny interior).

DOORS

Ⓐ 36x80 [900x2000] 9-LITE DOOR & 36x16 [900x400] TRANSOM
Ⓒ 32x80 [800x2000] 6-PANEL DOOR & 32x16 [800x400] TRANSOM
Ⓓ 32x80 [800x2000] 6-PANEL DOOR
Ⓔ 28x80 [700x2000] 5-PANEL DOOR
Ⓕ 24x80 [600x2000] 1-PANEL DOOR (OPTIONAL: LOUVERS)
Ⓗ 60x80 [1500x2000] 5-PANEL POCKET DRS & 60x14 [1500x350] TR



NOTE: RAILING EXTENSION PRESERVES SIGHTLINES FROM SEATED POSITION. A MODERN 36" [900] RAILING WOULD BLOCK VIEWS, COMPARED TO OLD PORCHES.

① **2ND FLOOR PLAN**
SCALE: 1/4" = 1'-0" [~1:50]

WINDOWS

① 36x72 [900x1800] DH WINDOW 6/6 DIVIDED LITES
② 36x60 [900x1500] DH WINDOW 6/6 DIVIDED LITES
③ 24x72 [600x1800] DH WINDOW 4/4 DIVIDED LITES
④ 14x44 [350x1100] SIDELIGHT & 14x16 [350x400] TRANSOM

NOTES:

1. UPSTAIRS LAUNDRY MACHINE HOOKUPS MAY BE OMITTED, PER APPROVAL OF OWNER AND GENERAL CONTRACTOR.

2. INTERIOR PARTITIONS IN BATHROOMS ALSO OPTIONAL.

3. INSULATE THE WALLS & FLOOR OF THE LAUNDRY CLOSET.

4. LINEN CLOSET MAY BE REMOVED OR REPLACED WITH A WARDROBE OR ARMOIRE.

5. THICK INTERIOR WALLS ARE STAGGERED 2x6 STUDS @ 24" [600] O.C. (THESE WALLS ARE NON-LOADBEARING.) OPTION: ADD ACOUSTIC INSULATION TO THESE WALLS.

▨ DENOTES LOW INTERIOR WALL (DOESN'T REACH CEILING).

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SOUTHERN FARMHOUSE

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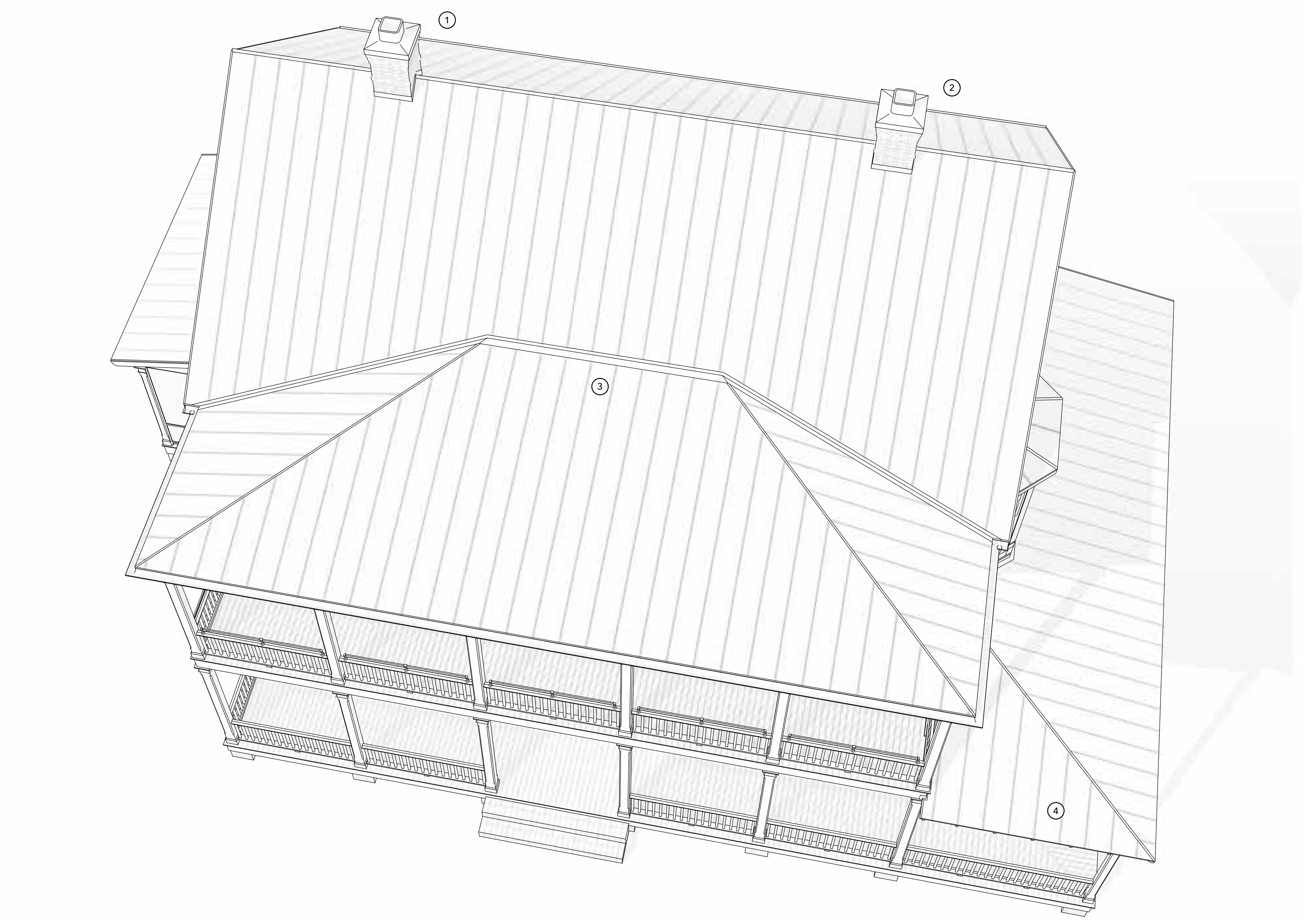
2ND FLOOR PLAN



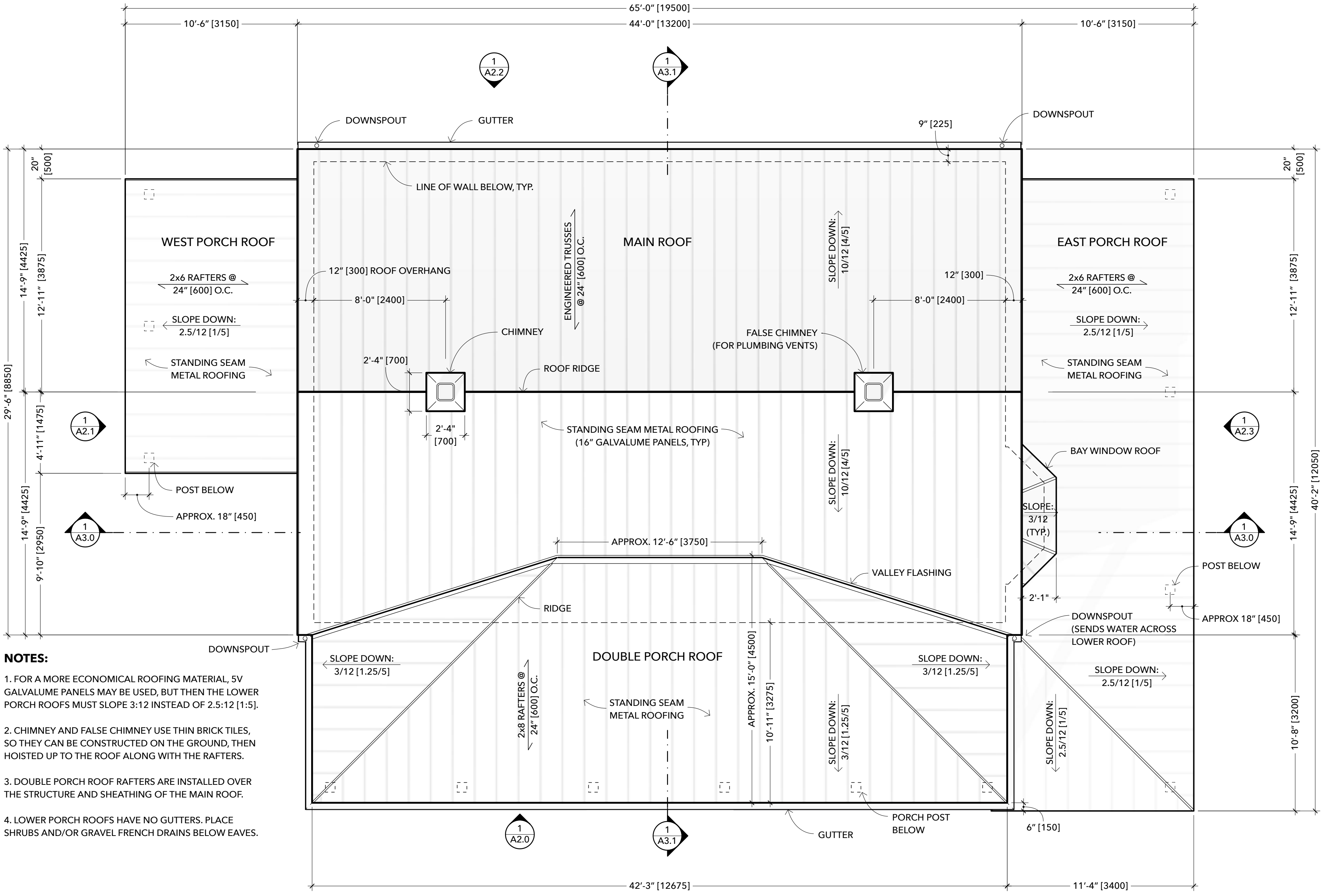
(1) Built using thin brick veneer, these chimneys can be constructed on the ground and then hoisted onto the roof (with the trusses), letting them be more carefully constructed. **(2)** This one is actually a "False Chimney." It serves as a vent for the plumbing fixtures. Usually, such vents are afterthoughts— pipes that look like pimples on the roof. But here, it can assist in the symmetry of the house, and be constructed almost like the other.

SOUTHERN FARMHOUSE

THE ROOF

JAY OSBORNE

(3) This roof can be constructed in many ways. I opted for a continuous eave, making it easier to add gutters. So here, the porch's roof rafters are placed over the trusses and sheathing of the main gable. In some circumstances, the rafters might need to be tied together more solidly. **(4)** The lower (side) roofs are designed like additions. They have exposed rafters, and should appear less formal and less refined than the core house.



NOTES:

1. FOR A MORE ECONOMICAL ROOFING MATERIAL, 5V GALVALUME PANELS MAY BE USED, BUT THEN THE LOWER PORCH ROOFS MUST SLOPE 3:12 INSTEAD OF 2.5:12 [1:5].

2. CHIMNEY AND FALSE CHIMNEY USE THIN BRICK TILES, SO THEY CAN BE CONSTRUCTED ON THE GROUND, THEN HOISTED UP TO THE ROOF ALONG WITH THE RAFTERS.

3. DOUBLE PORCH ROOF RAFTERS ARE INSTALLED OVER THE STRUCTURE AND SHEATHING OF THE MAIN ROOF.

4. LOWER PORCH ROOFS HAVE NO GUTTERS. PLACE SHRUBS AND/OR GRAVEL FRENCH DRAINS BELOW EAVES.

① ROOF PLAN
SCALE: 1/4" = 1'-0" [~1:50]

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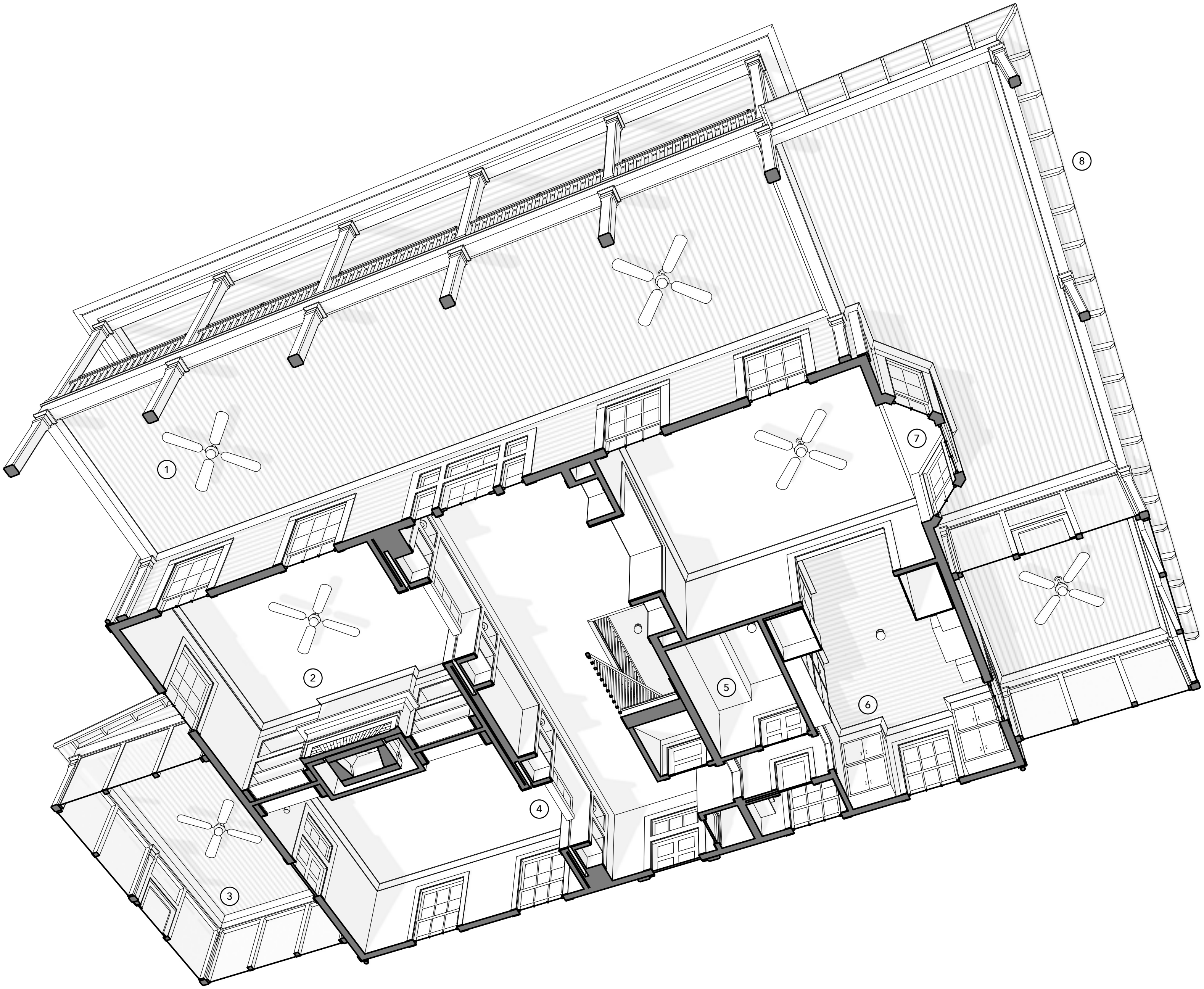
ROOF PLAN
A1.3



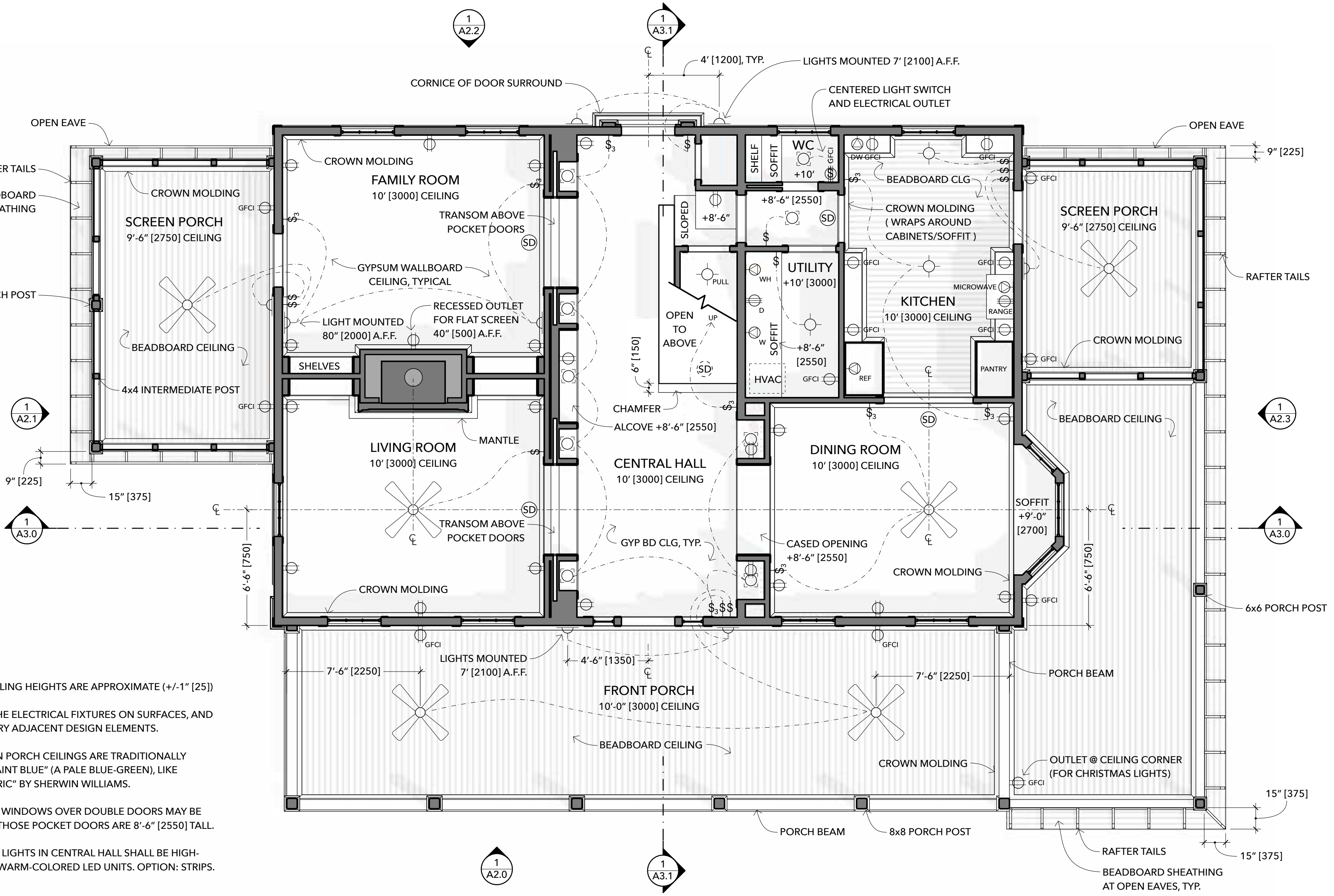
SOUTHERN FARMHOUSE

DOWNSTAIRS CEILING

JAY OSBORNE

(1) The porches have fans and beadboard ceilings. Consider them as seasonal rooms. **(2)** Crown moldings are used in the most public and formal rooms. **(3)** For porches, crown moldings are optional, but are good at discouraging cobwebs. **(4)** A transom is placed over the pocket doors. Framed openings and reflected light make the rooms feel spacious. Removing walls would only destroy the versatility and character of these rooms.

(5) The ceiling drops in some places to allow for ductwork. **(6)** With the 10-foot ceilings in the kitchen, upper cabinets provide space for long-term storage. This may include seasonal items, or things that don't need to be readily accessed. **(7)** The ceiling drops over this bay window to make a more intimate space. **(8)** Exposed rafters at the lower porches help them seem less formal, and therefore like additions to the main house.



NOTES:

1. ROOM CEILING HEIGHTS ARE APPROXIMATE (+/-1" [25])

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES, AND WITH PRIMARY ADJACENT DESIGN ELEMENTS.

3. SOUTHERN PORCH CEILINGS ARE TRADITIONALLY PAINTED "HAINT BLUE" (A PALE BLUE-GREEN), LIKE "ATMOSPHERIC" BY SHERWIN WILLIAMS.

3. TRANSOM WINDOWS OVER DOUBLE DOORS MAY BE OMITTED IF THOSE POCKET DOORS ARE 8'-6" [2550] TALL.

5. RECESSED LIGHTS IN CENTRAL HALL SHALL BE HIGH-EFFICIENCY WARM-COLORED LED UNITS. OPTION: STRIPS.

① 1ST LEVEL - REFLECTED CEILING PLAN / ELECTRICAL PLAN

SCALE: 1/4" = 1'-0" [~1:50]

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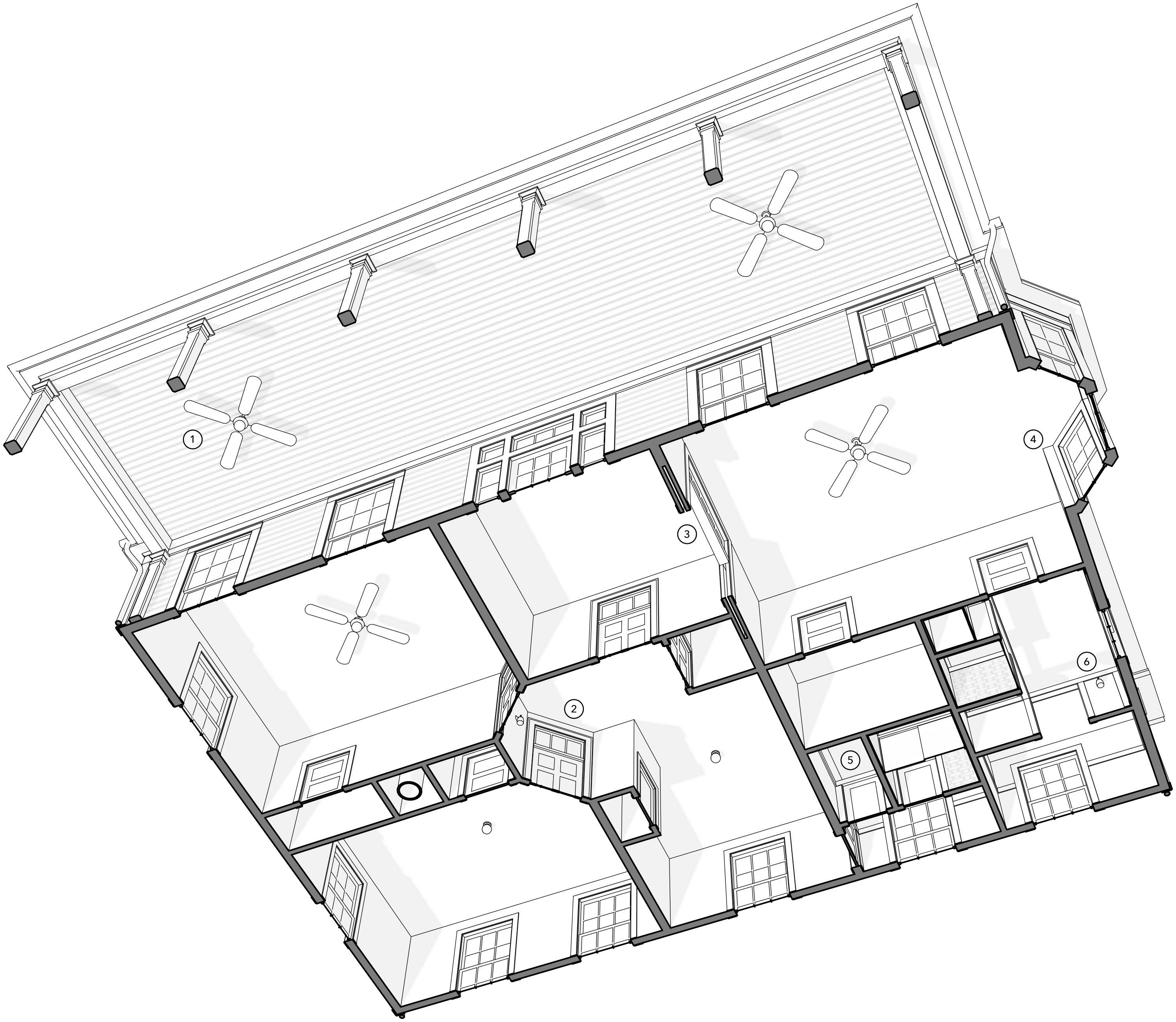
1ST RCP /
ELECTRICAL
A1.4



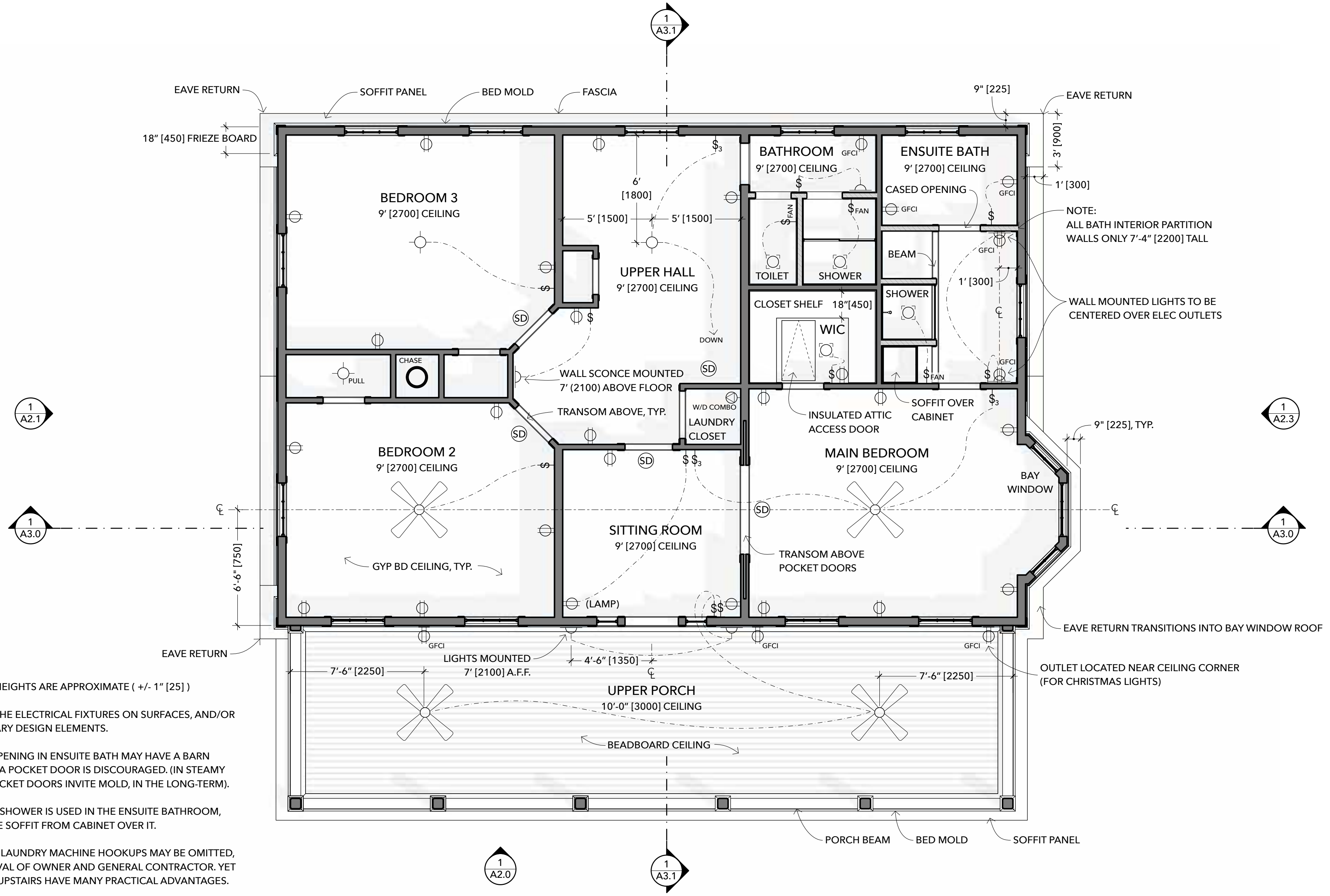
SOUTHERN FARMHOUSE

UPSTAIRS CEILING

JAY OSBORNE

(1) Lighting could be included in the fan unit, or wall-mounted lights could be used (flanking the door). **(2)** Bedroom doors have operable transoms, to provide better daylighting and cross-ventilation. **(3)** A fixed transom is used at the pocket door in the Main Bedroom Suite, like the ones at the pocket doors on the lower level. **(4)** In the front rooms, the windows get close to the ceiling. Crown moldings could still be squeezed in.

(5) The interior partitions for the bathrooms stop short of the ceiling, allowing daylight to reflect off the walls. This also helps air out the enclosures, so they feel more spacious. **(6)** Above the doorways, a wood molding wraps around the individual spaces within the bathrooms (sometimes like a picture rail, and at other times as a coping). This provides a sense of spatial continuity, making the individual spaces appear to be part of the whole.



NOTES:

1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1" [25])

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES, AND/OR WITH PRIMARY DESIGN ELEMENTS.

3. CASED OPENING IN ENSUITE BATH MAY HAVE A BARN DOOR, BUT A POCKET DOOR IS DISCOURAGED. (IN STEAMY ROOMS, POCKET DOORS INVITE MOLD, IN THE LONG-TERM).

4. IF STEAM SHOWER IS USED IN THE ENSUITE BATHROOM, EXTEND THE SOFFIT FROM CABINET OVER IT.

5. UPSTAIRS LAUNDRY MACHINE HOOKUPS MAY BE OMITTED, PER APPROVAL OF OWNER AND GENERAL CONTRACTOR. YET MACHINES UPSTAIRS HAVE MANY PRACTICAL ADVANTAGES.

6. TRANSOM WINDOWS OVER DOUBLE DOORS MAY BE OMITTED IF THOSE POCKET DOORS ARE 8'-6" [2550] TALL.

① 2ND LEVEL - REFLECTED CEILING PLAN / ELECTRICAL PLAN

SCALE: 1/4" = 1'-0" [~1:50]

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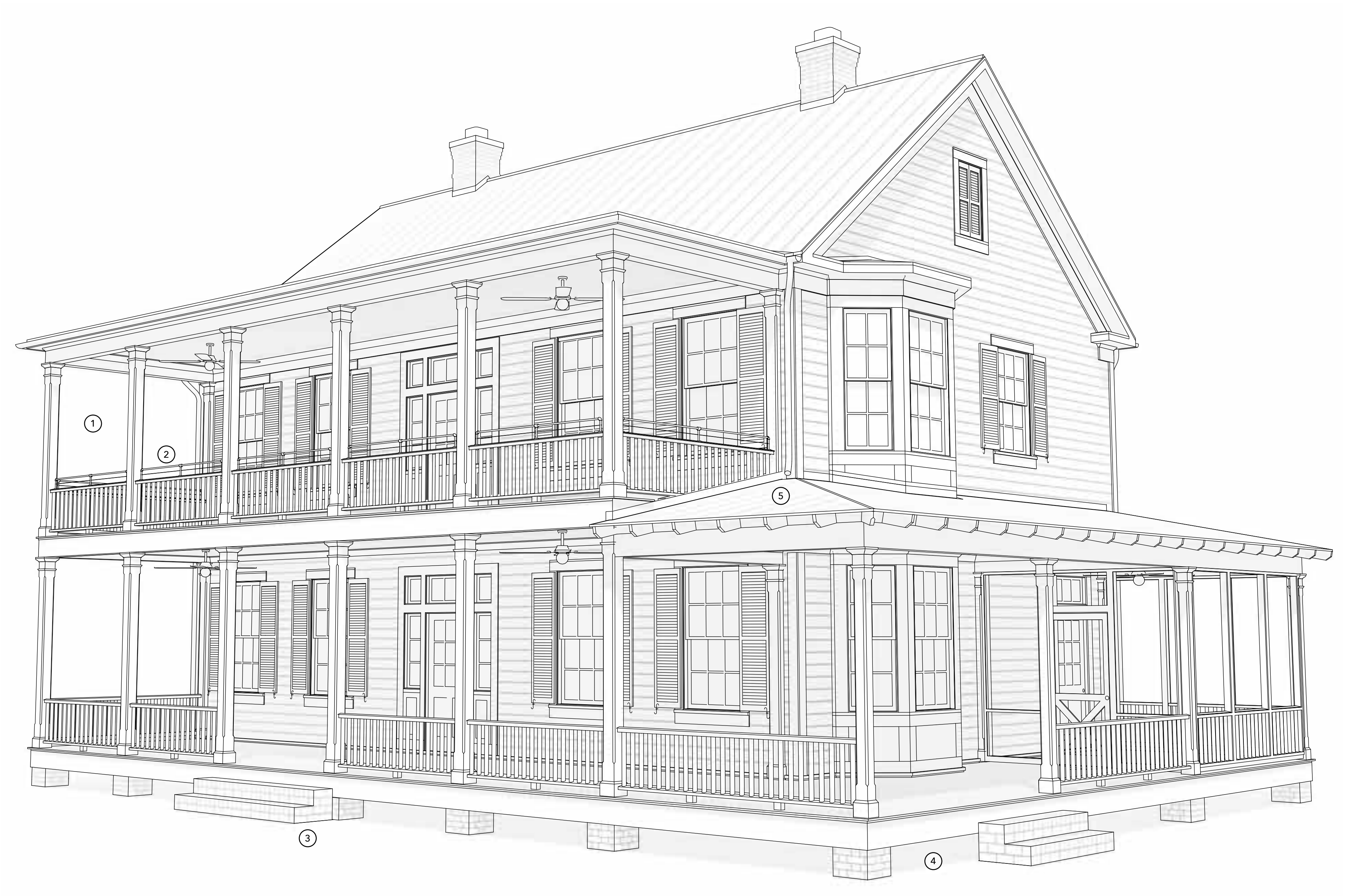
2ND RCP /
ELECTRICAL
A1.5



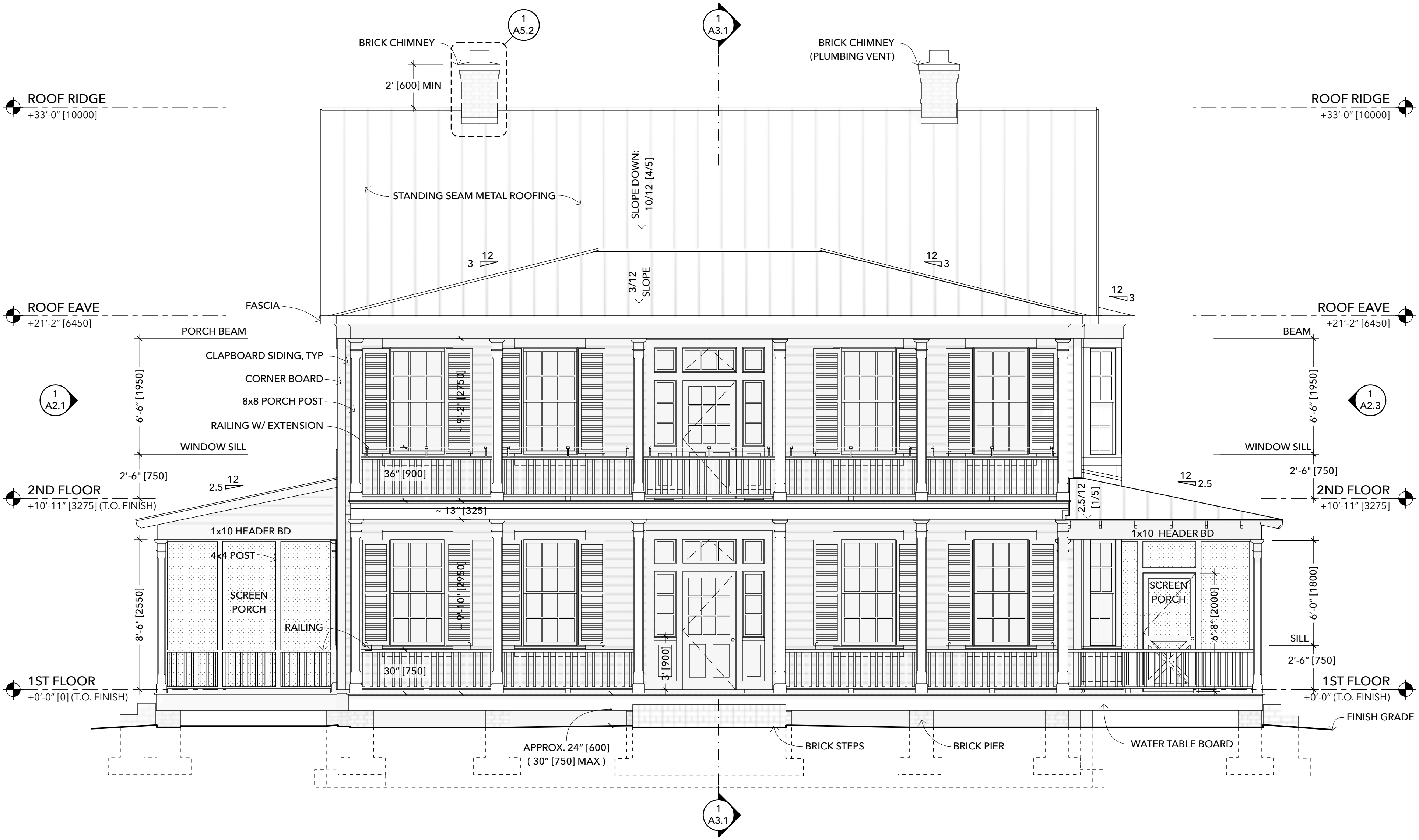
(1) Columns should usually be spaced and proportioned so that the space in between them is either square or vertical. This gives an appropriate impression of strength for a wood-framed structure. Side porches, being more informal, can have horizontal bays. **(2)** Railing extensions preserve sightlines for those seated on the porch. Some modern codes require railings to be very high, which not only blocks views, but looks unhistorical.

SOUTHERN FARMHOUSE

SOUTH PERSPECTIVE

JAY OSBORNE

(3) With 4 or more risers, a sloping handrail is often required by code. **(4)** Most codes don't require guardrails if the drop to the ground is less than 30 inches [750mm]. So the railings may be low, or removed next to shrubs. **(5)** This is a challenging condition from a waterproofing perspective. The gutter can be elsewhere, but here it is least noticeable. Flashing, weatherproofing, and perimeter landscaping must be thoroughly considered.



① SOUTH ELEVATION
SCALE: 1/4" = 1'-0" [~1:50]

A DESIGN BY JAY OSBORNE

SOUTHERN FARMHOUSE

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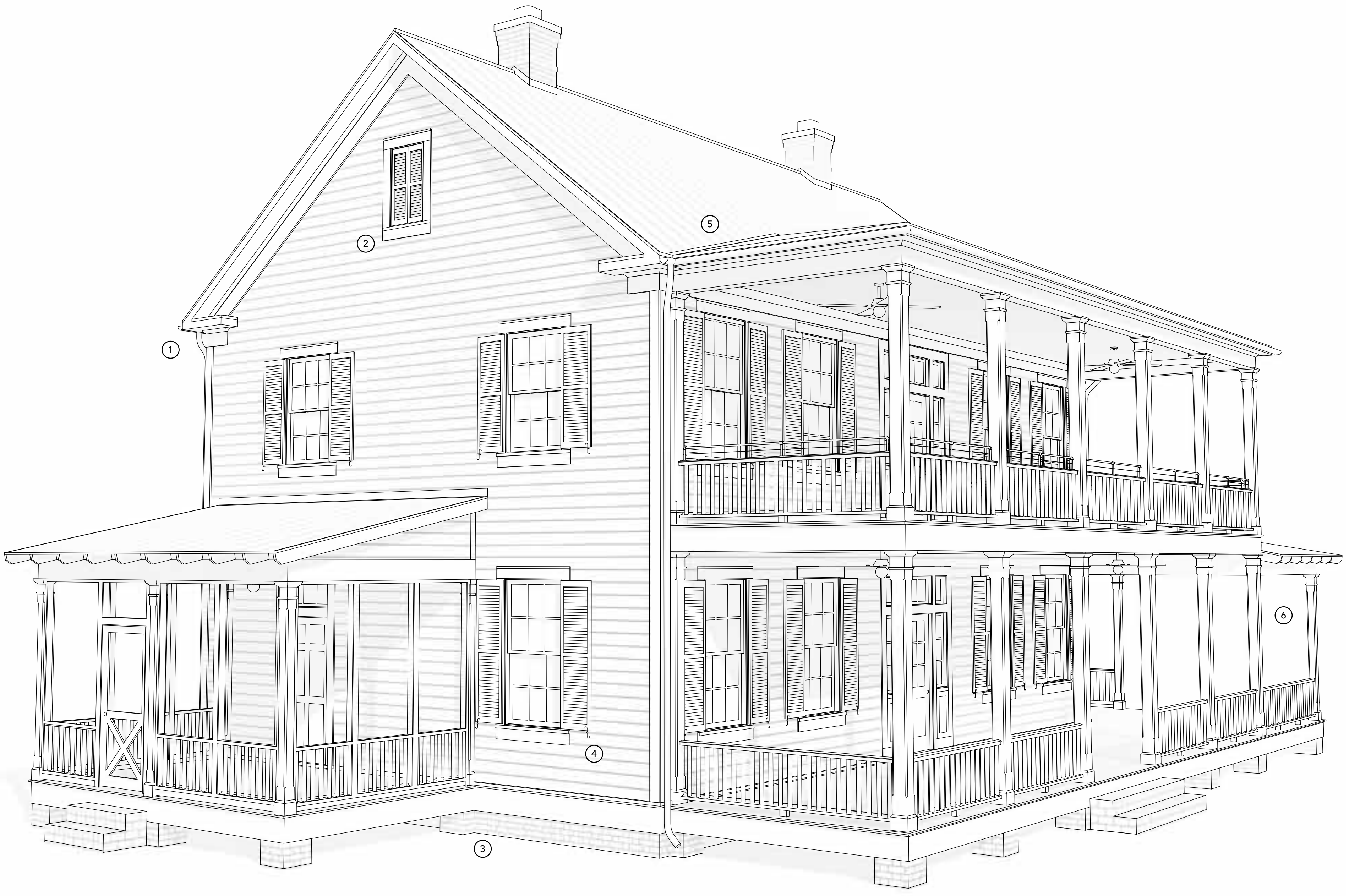
FRONT ELEVATION

A2.0



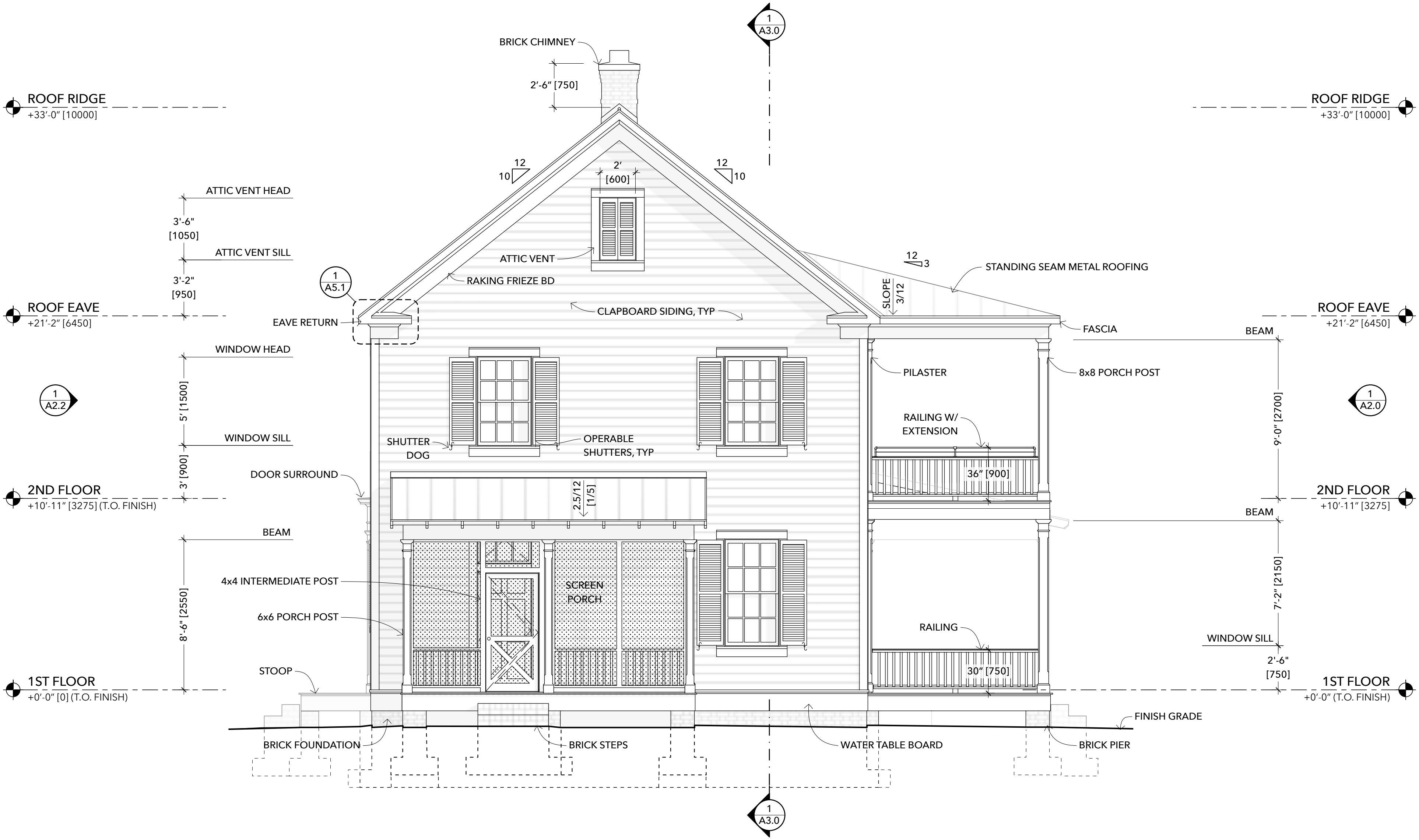
SOUTHERN FARMHOUSE

WEST PERSPECTIVE

JAY OSBORNE

(1) Eave returns help make a new house look old. The slope of these little roofs can be much shallower than other roofs. Beware of the "pork chop eave". **(2)** The attic vent is constructed like the shutters, with an insect screen on the inside. **(3)** Pilasters are used where beams meet walls. Such visual reinforcing is based on the concept of "apparent structure", which is a guideline for every decision. In short, make everything look strong.

(4) Operable shutters must be used. Fake, screw-on shutters are as corny as clip-on ties. To save costs, use board and batten shutters (which are very simple to construct). Operable shutters can be closed during storms and hot summer days. **(5)** Even in northern climates, porch roofs can be low-pitched. Countless old porches testify to the durability of shallow roofs. **(6)** The side porches are designed to look like later additions.



① WEST ELEVATION

SCALE: 1/4" = 1'-0" [~1:50]

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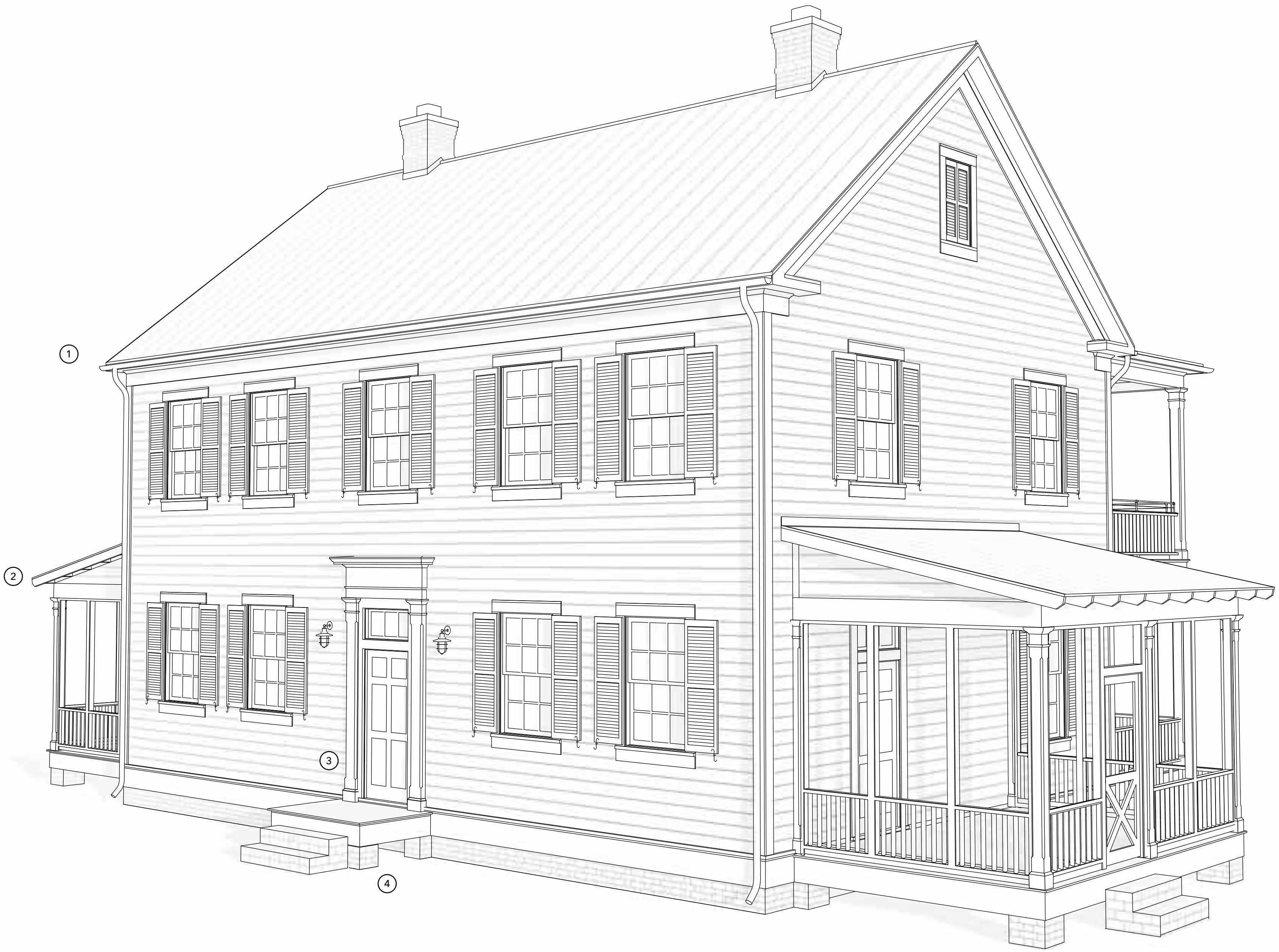
WEST ELEVATION



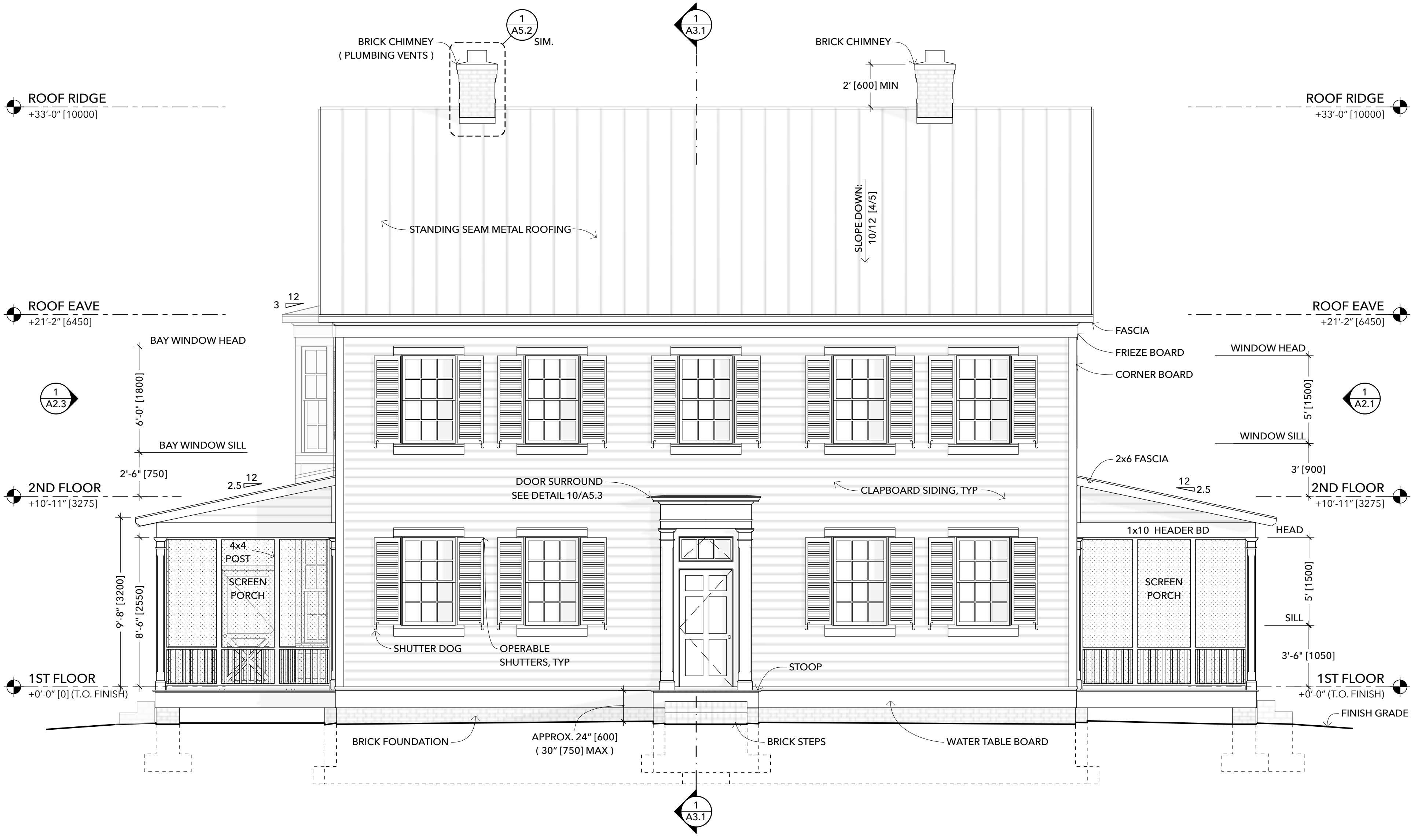
(1) Often, the back of the house faces south, and has the best views. So this design makes it possible to use the northern side as the front facade. You can pick your front. **(2)** The side porches balance the house, but allow for some asymmetry if desired. These could be converted into conditioned spaces, like a bathroom or mudroom– or they could become hyphens, which connect the main house to building wings at the sides.

SOUTHERN FARMHOUSE

NORTH PERSPECTIVE

JAY OSBORNE

(3) This entry is intentionally simple and unpretentious. Yet it could have a small portico, or even a full-length porch (connecting the screen porches). As it is, its simplicity makes it easy to add upon. **(4)** With any more steps, a handrail, and possibly a guardrail, may be required, this might lead to many more decisions for adjusting this entry configuration. Feel free to be creative. Such entries provide an excellent way to personalize your house.



① NORTH ELEVATION

SCALE: 1/4" = 1'-0" [~1:50]

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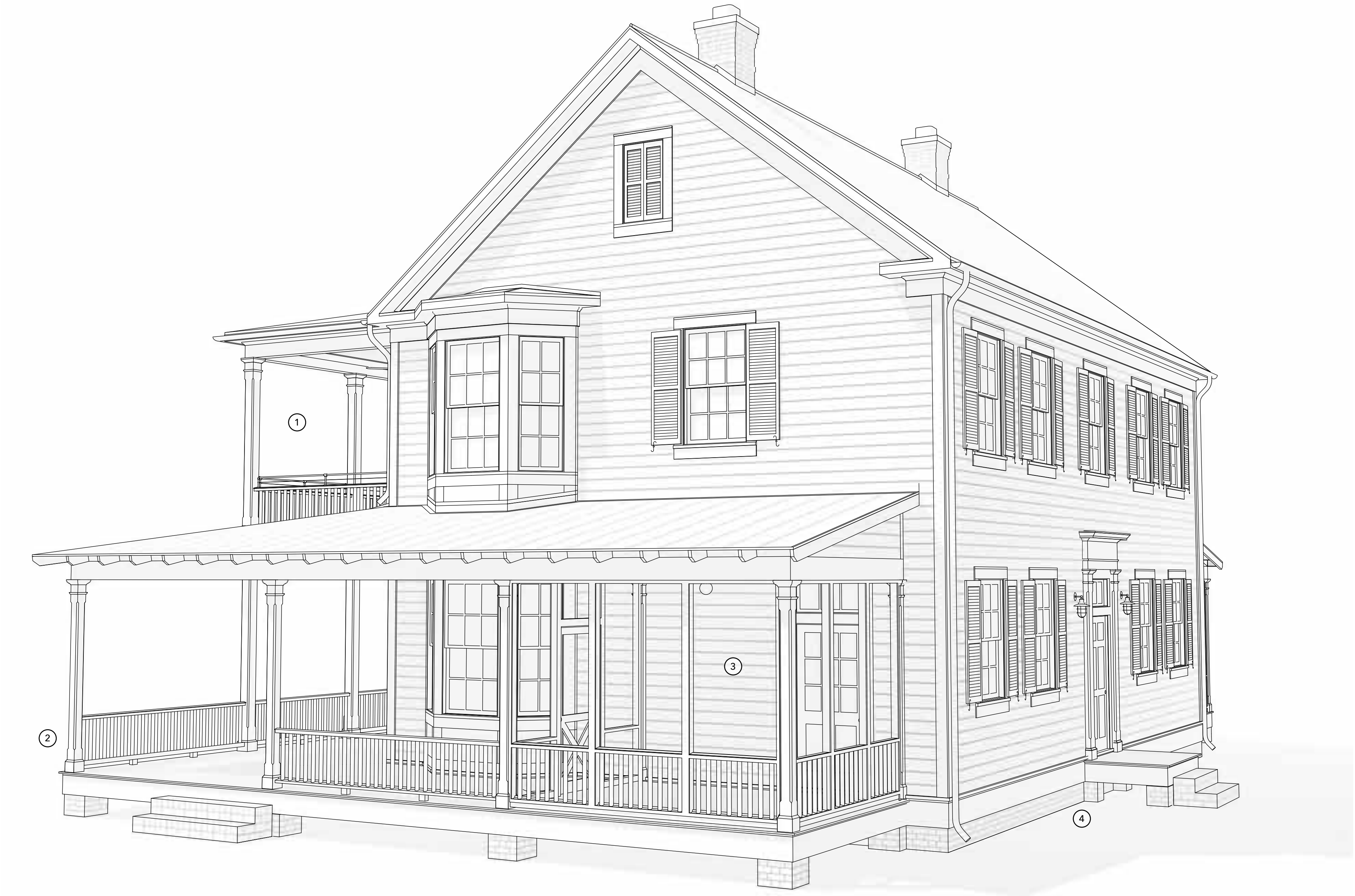


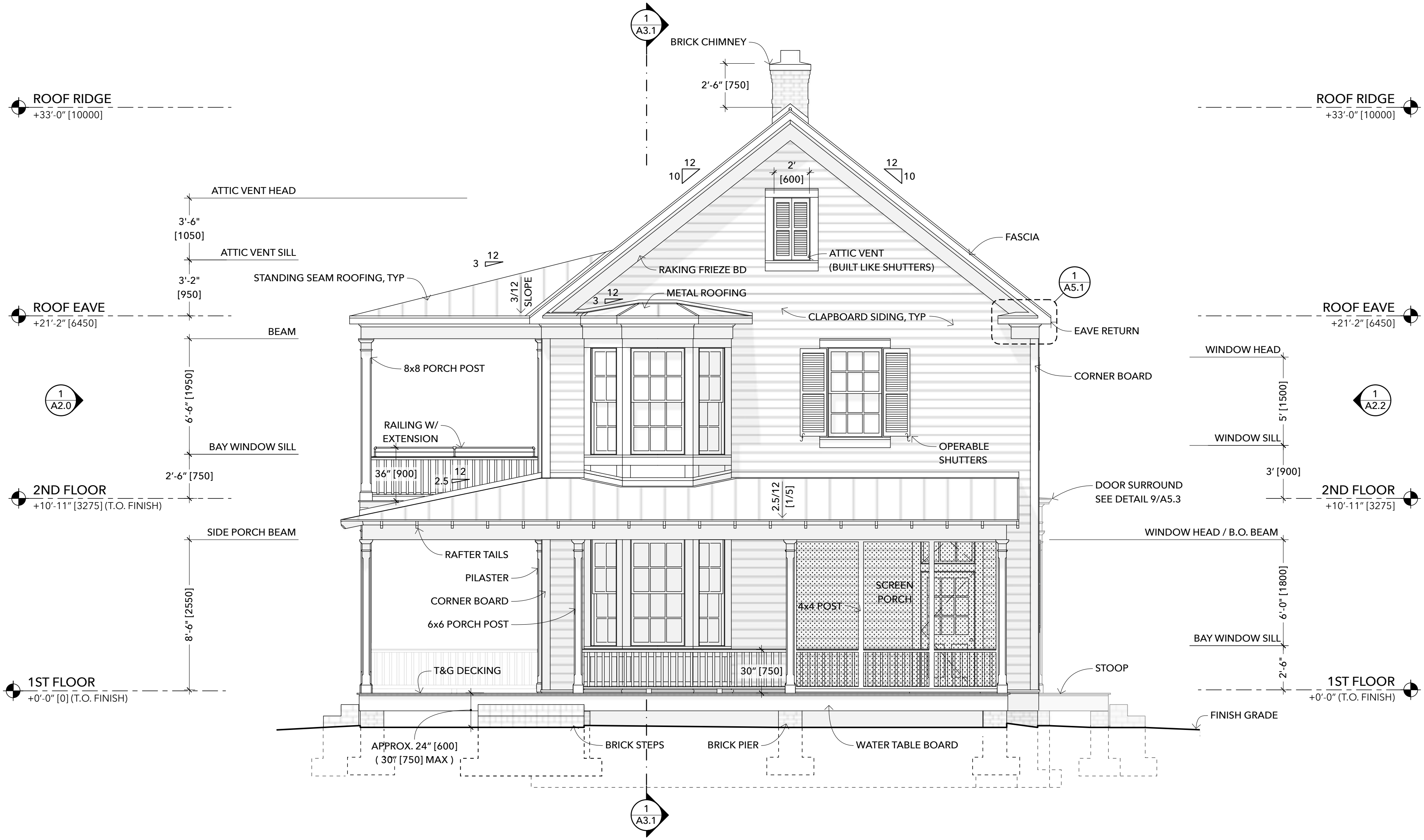
SOUTHERN FARMHOUSE

EAST PERSPECTIVE

JAY OSBORNE

(1) If you build this house in a cold climate, it is possible to convert these large porches into sunrooms. This works well only if they face the midday sun, and don't face the street. So if the north facade is the front, this porch has many more design possibilities. **(2)** If the lower deck is close enough to the ground, the railing can be designed in any number of ways. Or omitted. But with a large drop, many building codes start to apply.

(3) A screen porch can serve as an effective mud room— a place where you store the things that would be too messy or smelly to keep in the main house. In many parts of the country, the bugs are so terrible that these screen porches are a useful way to extend your living space and stay connected to the outdoors. **(4)** The simplicity if this facade makes it easy to build rear additions, like an office, bedroom suite, playroom, or garage.



① EAST ELEVATION

SCALE: 1/4" = 1'-0" [~1:50]

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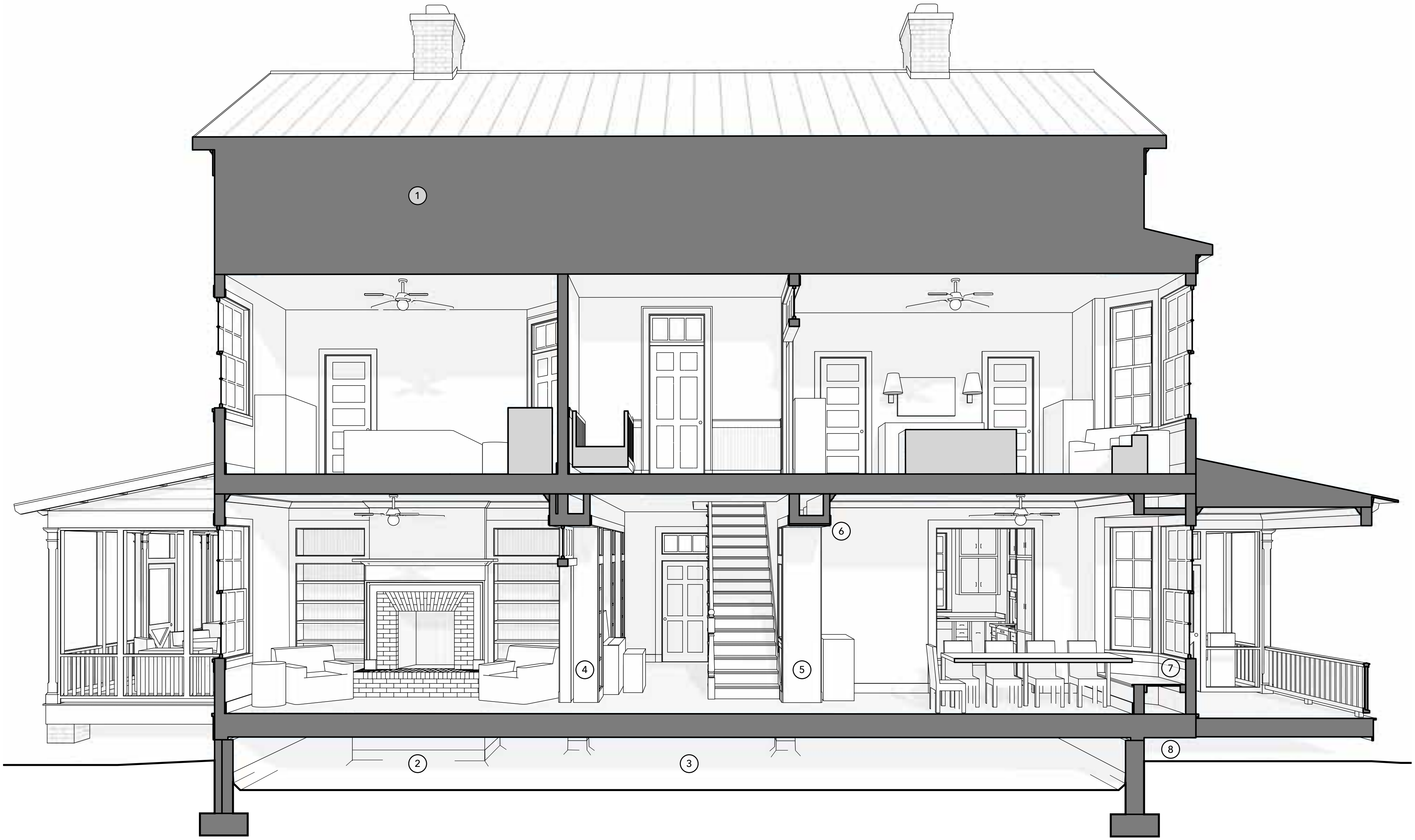
EAST ELEVATION



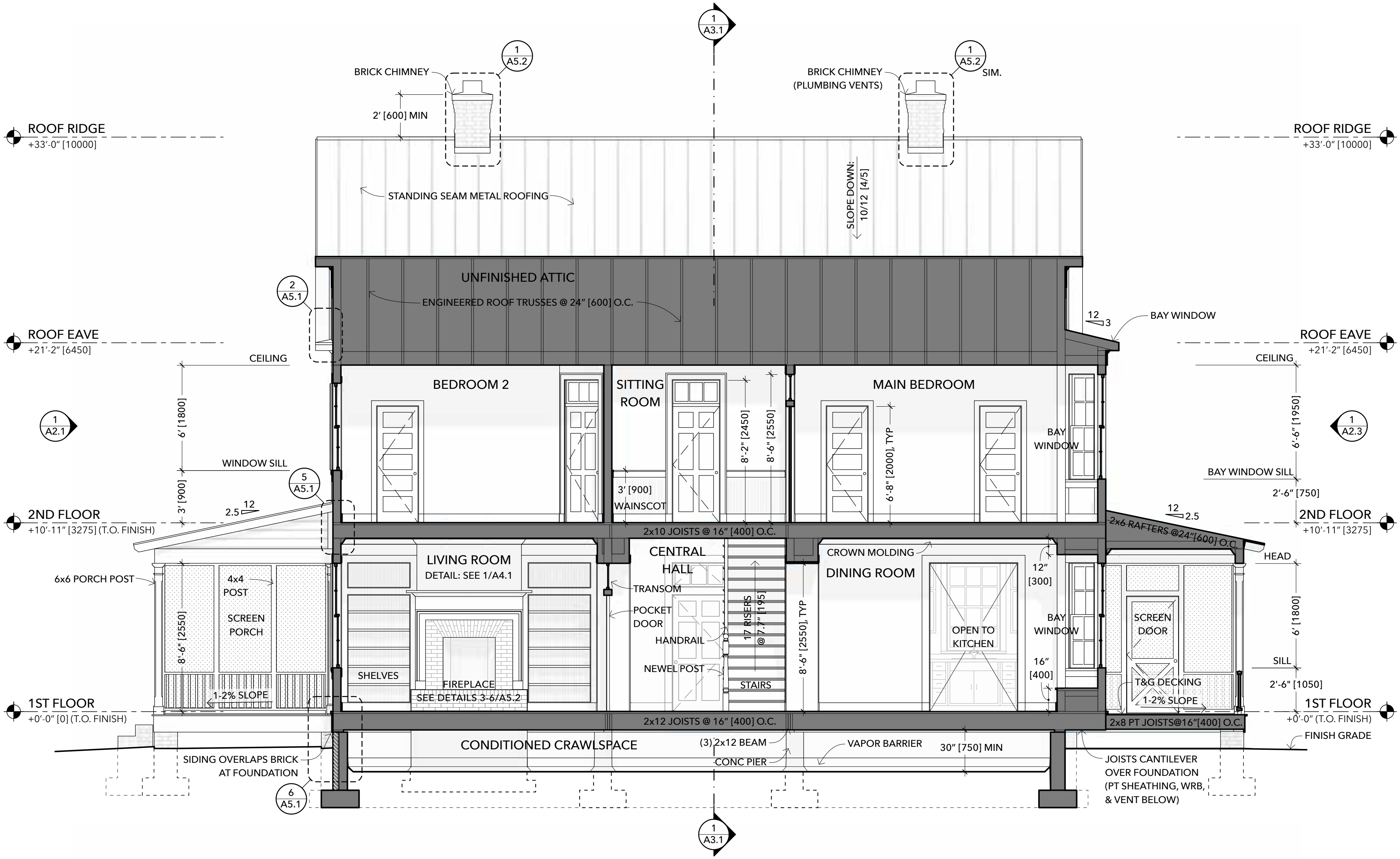
SOUTHERN FARMHOUSE

LONG SECTION CUT

JAY OSBORNE

(1) A conditioned attic is possible, but you would need to build an access stair, and add insulation, doors, and windows. Framed correctly, that could be a later renovation.
(2) A heavy masonry fireplace will probably need these support walls at the foundation.
(3) This design assumes a crawlspace, but a basement is entirely possible, and is usually practical in colder climates, because the foundation would need to be deeper anyway.

(4) The pocket doors and shelving provide a threshold that helps delineate the rooms.
(5) Thick walls create a feeling of permanence, and the alcoves allow for personalization.
(6) Thickened walls also can contain hidden service functions, like ductwork. **(7)** A built-in window seat contains space for storage. It could be omitted, or built as a future project.
(8) The bay window cantilevers over the foundation. That saves money, but is optional.



① LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0" [~1:50]

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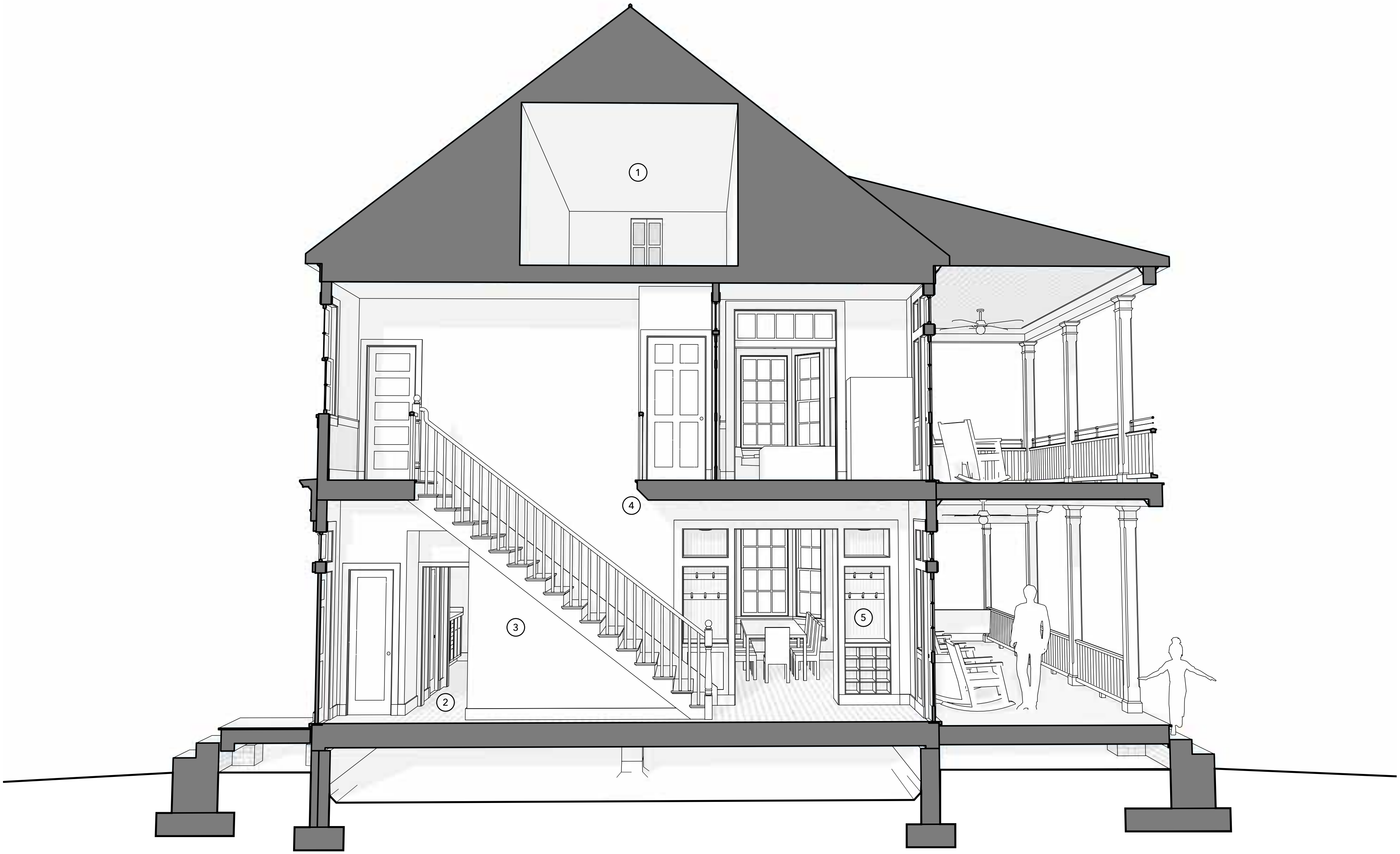
LONGITUDINAL SECTION
A3.0



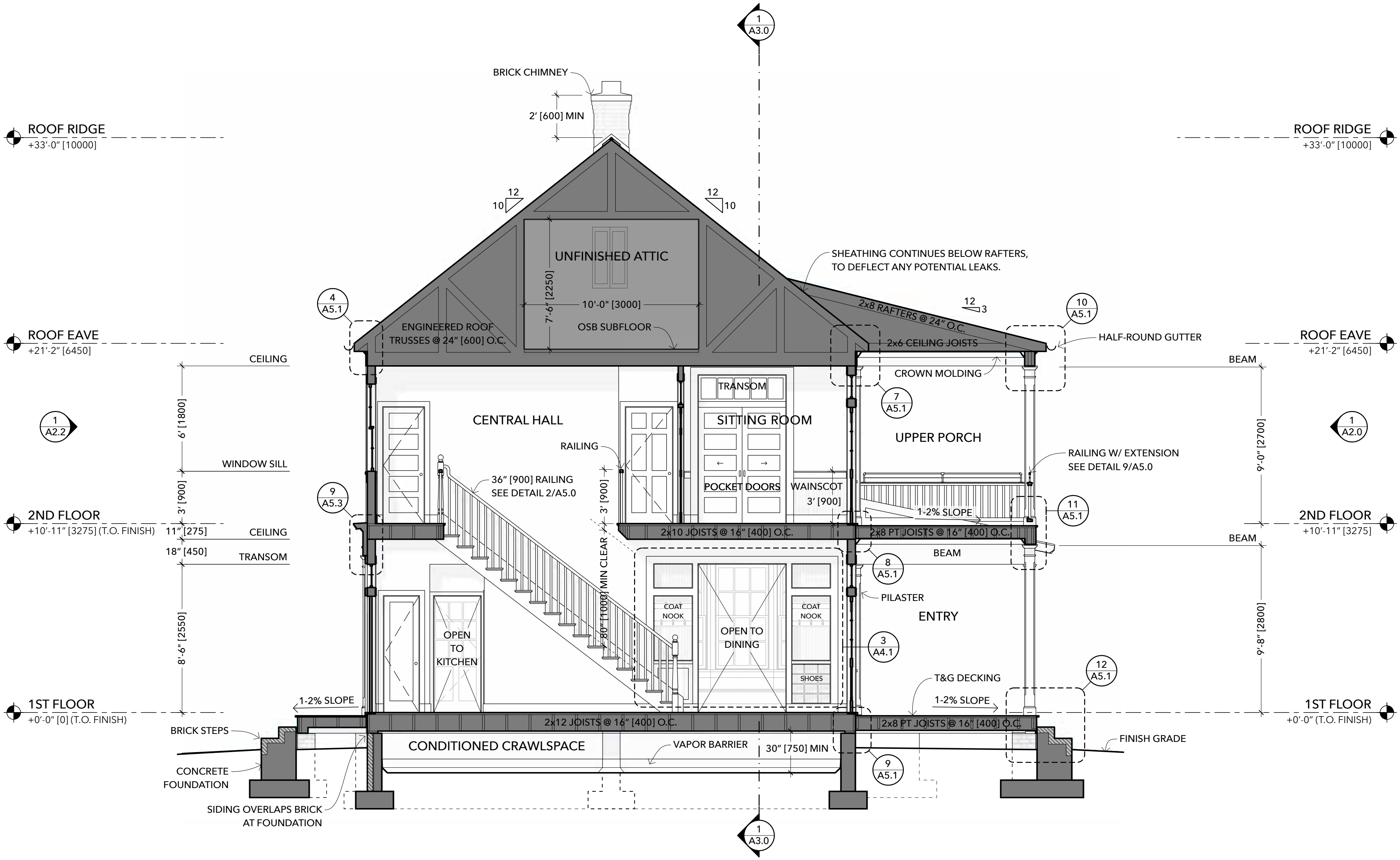
SOUTHERN FARMHOUSE

CROSS SECTION CUT

JAY OSBORNE

(1) If the attic is converted into a conditioned space, it would create more than 400 square feet (40 square meters) of additional area, probably divided into two rooms. **(2)** A back corridor lets you more quickly access the kitchen and other utilitarian rooms. **(3)** If the crawlspace is converted into a basement, the new staircase would go directly below this one, replacing the closet. This space-saving method is called "stacking stairs."

(4) Head heights need to be considered when designing stairs. This small chamfer might not be needed, but it does make the descent more comfortable. **(5)** The thickened walls contain alcoves. This one has a nook for hanging coats, as well as a rack below for shoes (or keys, lunchboxes, etc). The upper nooks, harder to reach, could contain decorative items. Such storage is more functional than deep closets, which tend to get disorganized.



1 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0" [~1:50]

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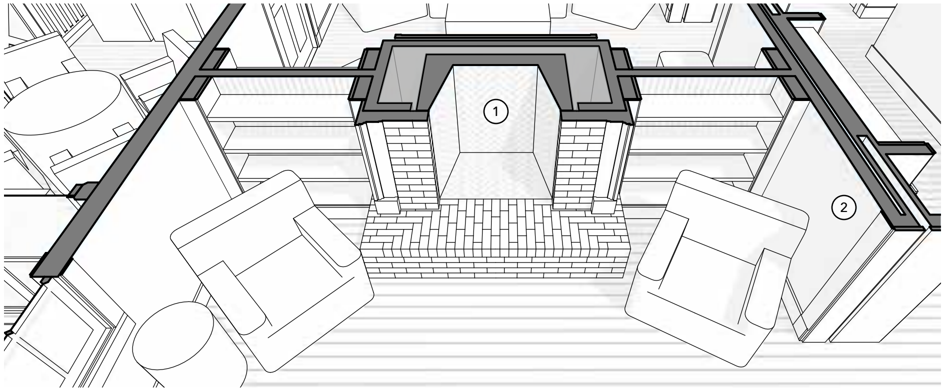
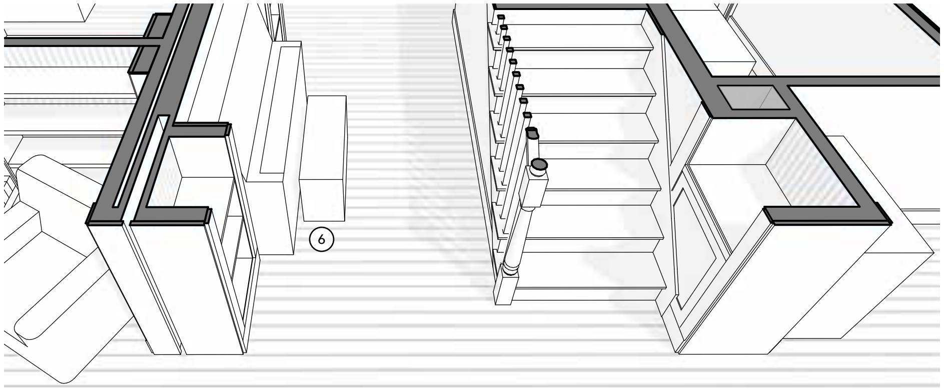
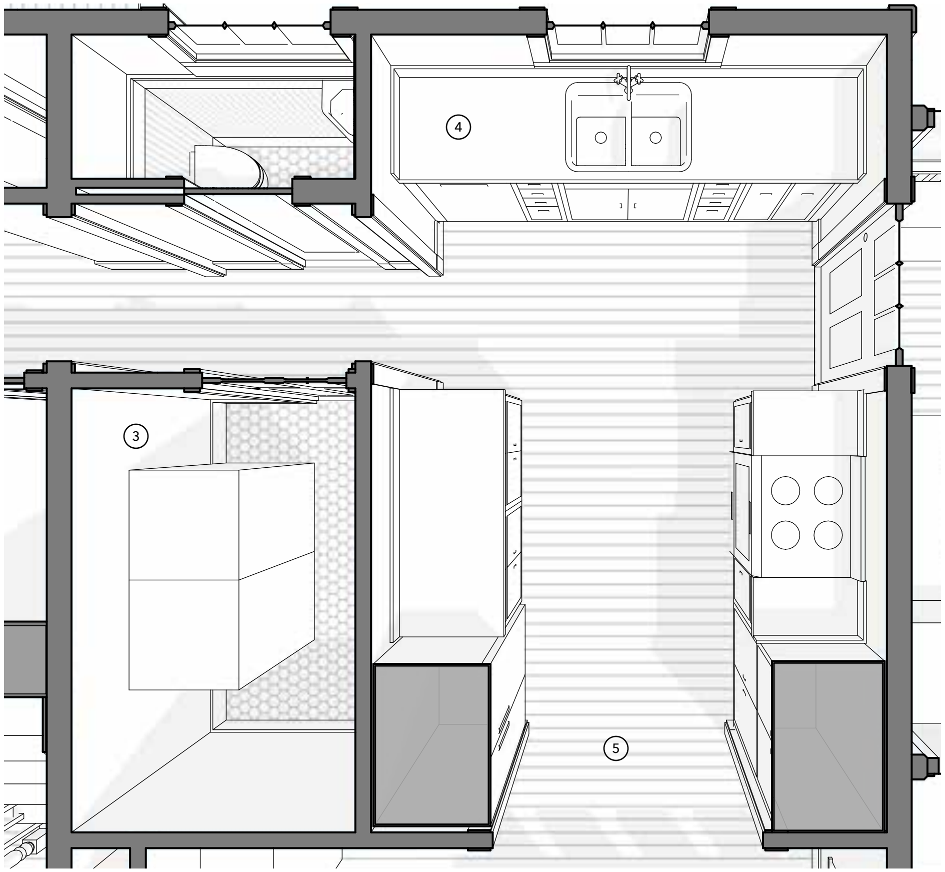
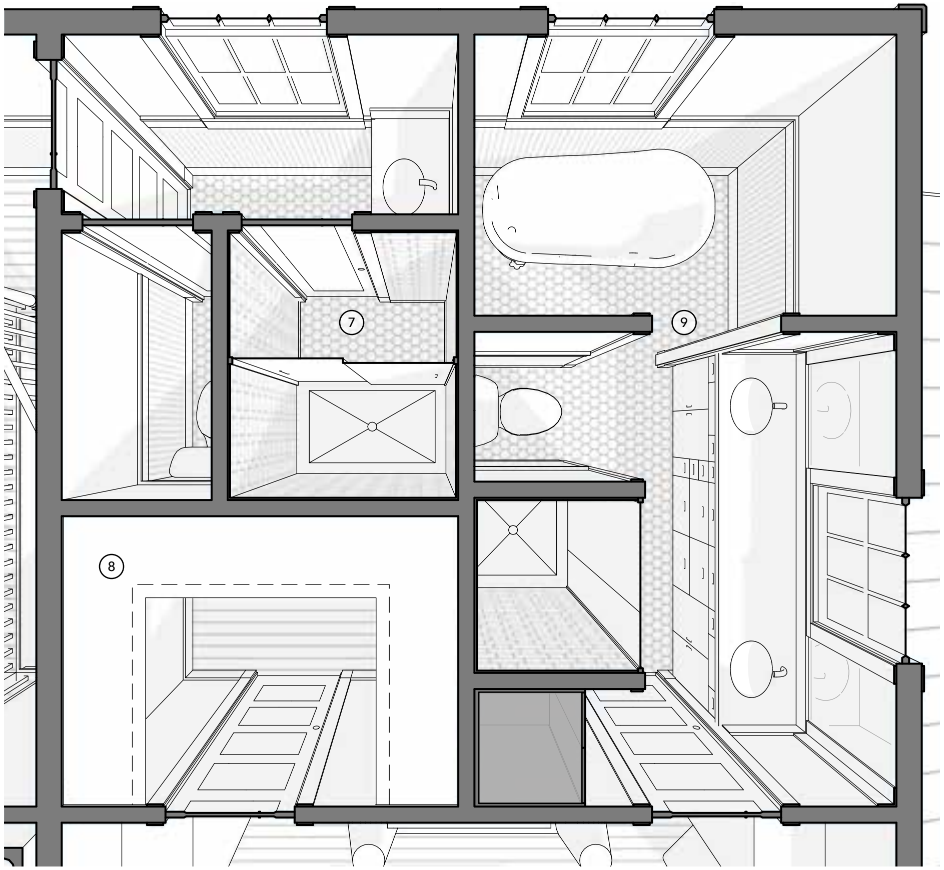
TRANSVERSE SECTION

A3.1









SOUTHERN FARMHOUSE

DETAIL PLANS

JAY OSBORNE

(1) The masonry fireplace could be replaced by a gas insert or wood stove. The framed wall behind it might need to be insulated, to keep the electronics from overheating. **(2)** A double frame wall is needed for light switches and outlets near the pocket doors. **(3)** The upstairs laundry closet is useful for quick jobs, but many people also want heavy-duty side-by-side laundry machines. **(4)** Cleaning functions are at the back of the kitchen.

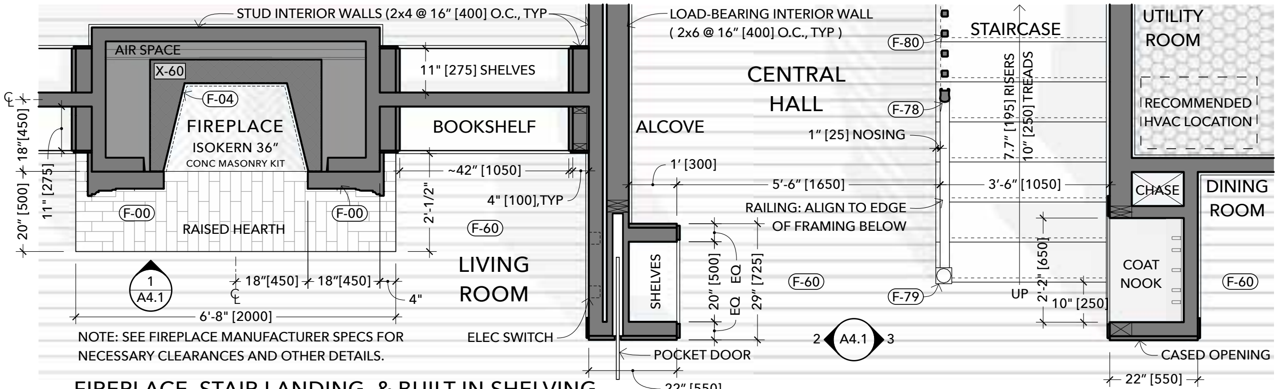
(5) Pocket doors could go here. The wall forms a bookend for the refrigerator and pantry. **(6)** The alcove is a place of importance. A piano is shown, but it could be something else. **(7)** This bathroom can be used by three people. The shower area has space for dressing. **(8)** The walk-in closet of the Main Bedroom Suite. **(9)** This bathroom is large enough for many possibilities. The rear space can be a sanctum or retreat, for the most private uses..

FIXTURES

Code	Fixture
X-00	REFRIGERATOR
X-02	KITCHEN SINK
X-04	RANGE / OVEN
X-06	MICROWAVE HOOD
X-08	WATER FAUCET
X-12	DISHWASHER
X-16	KIT. BASE CABINETS
X-18	KIT. WALL CABINETS
X-19	PANTRY CABINET
X-20	TOILET
X-22	WALL-HUNG TOILET
X-24	CORNER SINK
X-26	BATHROOM VANITY
X-28	30x42 [750x1050] SHOWER
X-29	36x36 [900x900] SHOWER
X-30	CLAWFOOT BATHTUB
X-40	MBR BASE DRAWERS
X-42	BATH TALL CABINET
X-60	MASONRY FIREPLACE
X-68	WATER HEATER

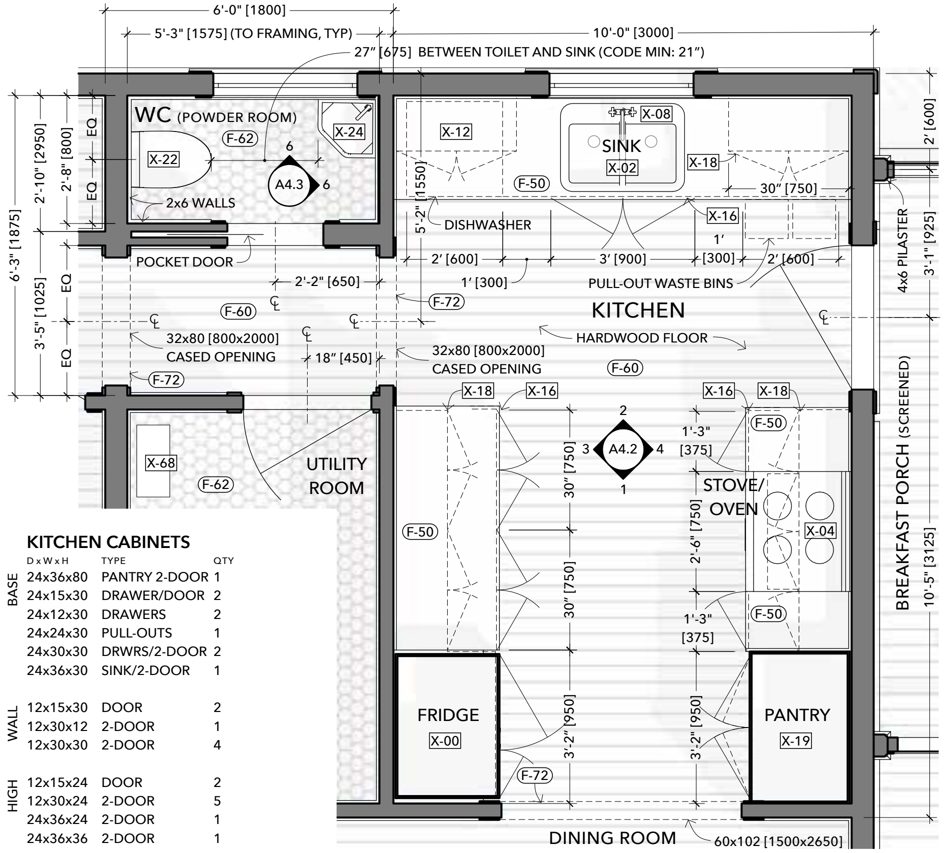
FINISHES

Code	Finish
F-00	BRICK
F-04	FIREBRICK TILE
F-50	KITCHEN COUNTERTOP
F-52	BATH COUNTERTOP
F-60	HARDWOOD FLOOR
F-62	BATH FLOOR TILE
F-72	INT OPENING CASING
F-78	HANDRAIL
F-79	NEWEL POST
F-80	BALLUSTERS



① FIREPLACE, STAIR LANDING, & BUILT-IN SHELVING

SCALE: 1/2" = 1'-0" [1:24]

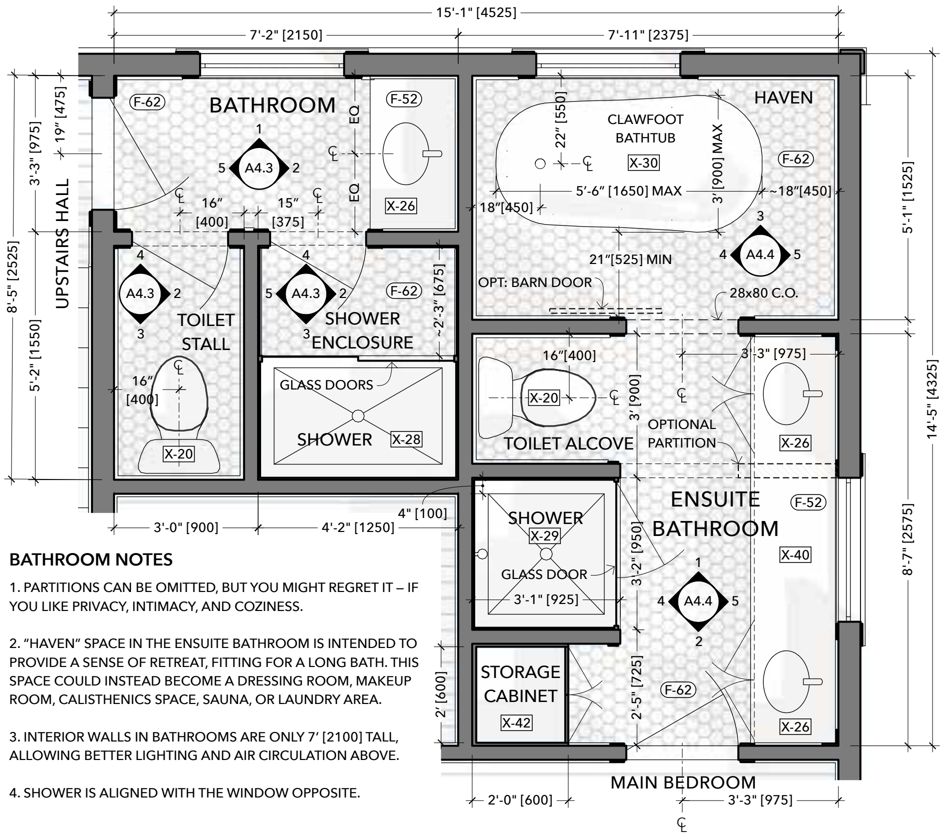


KITCHEN CABINETS

	D x W x H	TYPE	QTY
BASE	24x36x80	PANTRY 2-DOOR	1
	24x15x30	DRAWER/DOOR	2
	24x12x30	DRAWERS	2
	24x24x30	PULL-OUTS	1
	24x30x30	DRWRS/2-DOOR	2
	24x36x30	SINK/2-DOOR	1
WALL	12x15x30	DOOR	2
	12x30x12	2-DOOR	1
	12x30x30	2-DOOR	4
HIGH	12x15x24	DOOR	2
	12x30x24	2-DOOR	5
	24x36x24	2-DOOR	1
	24x36x36	2-DOOR	1

② WC / KITCHEN DETAIL PLAN

SCALE: 1/2" = 1'-0" [1:24]



BATHROOM NOTES

1. PARTITIONS CAN BE OMITTED, BUT YOU MIGHT REGRET IT – IF YOU LIKE PRIVACY, INTIMACY, AND COZINESS.

2. "HAVEN" SPACE IN THE ENSUITE BATHROOM IS INTENDED TO PROVIDE A SENSE OF RETREAT, FITTING FOR A LONG BATH. THIS SPACE COULD INSTEAD BECOME A DRESSING ROOM, MAKEUP ROOM, CALISTHENICS SPACE, SAUNA, OR LAUNDRY AREA.

3. INTERIOR WALLS IN BATHROOMS ARE ONLY 7' [2100] TALL, ALLOWING BETTER LIGHTING AND AIR CIRCULATION ABOVE.

4. SHOWER IS ALIGNED WITH THE WINDOW OPPOSITE.

③ UPSTAIRS BATHROOMS DETAIL PLAN

SCALE: 1/2" = 1'-0" [1:24]

OPEN-SOURCE ARCHITECTURAL DRAWINGS

A DESIGN BY JAY OSBORNE

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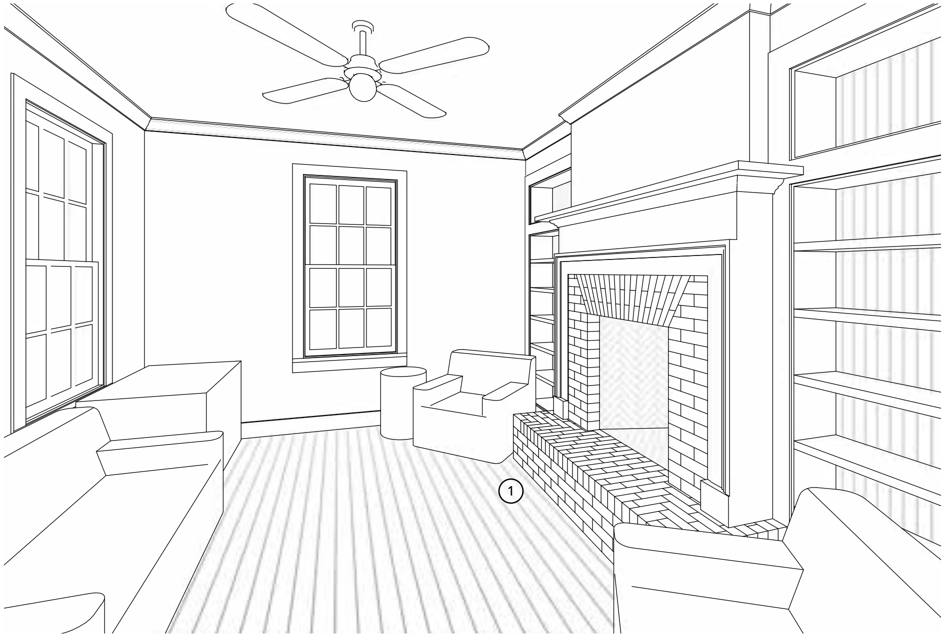
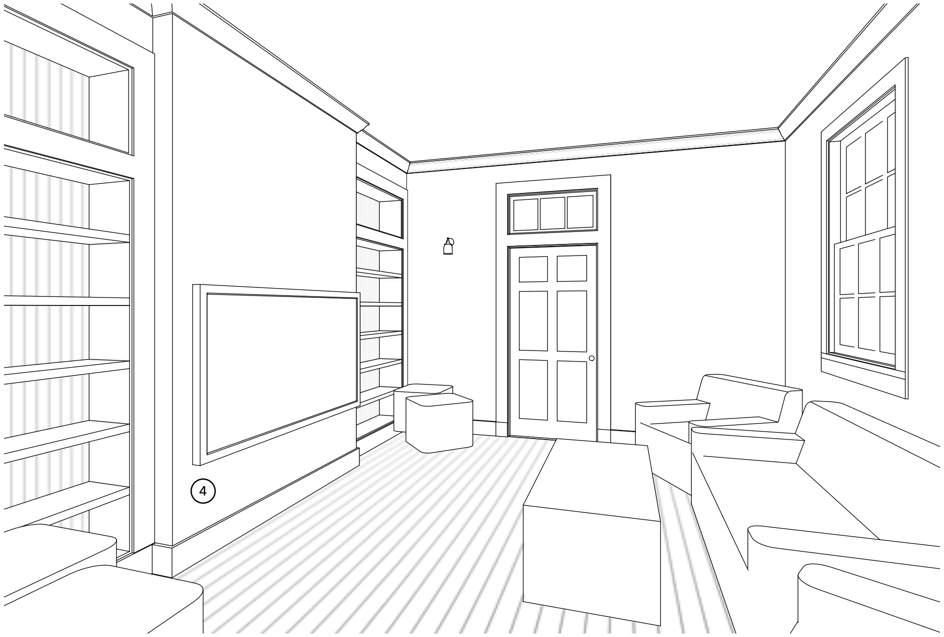
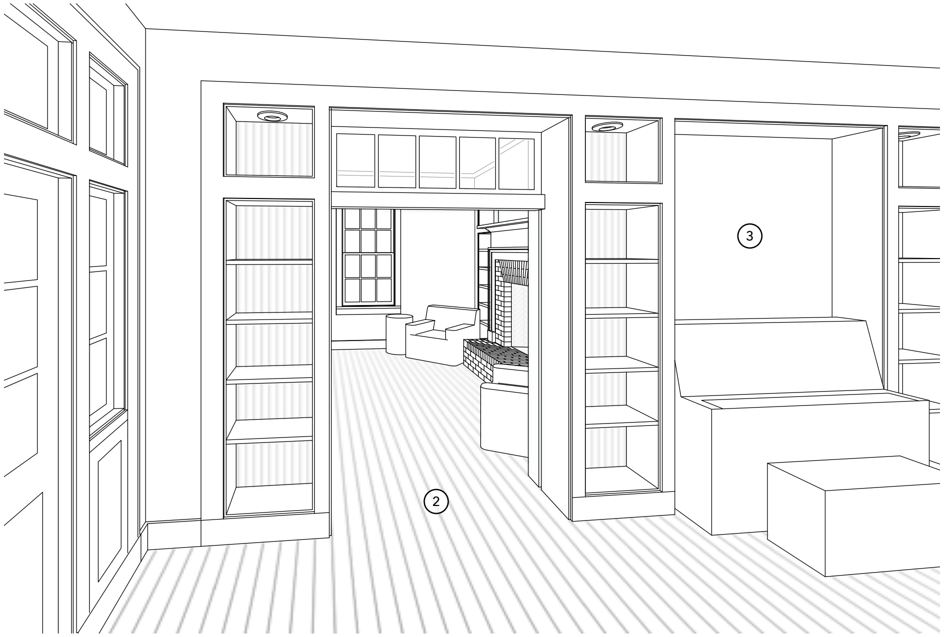
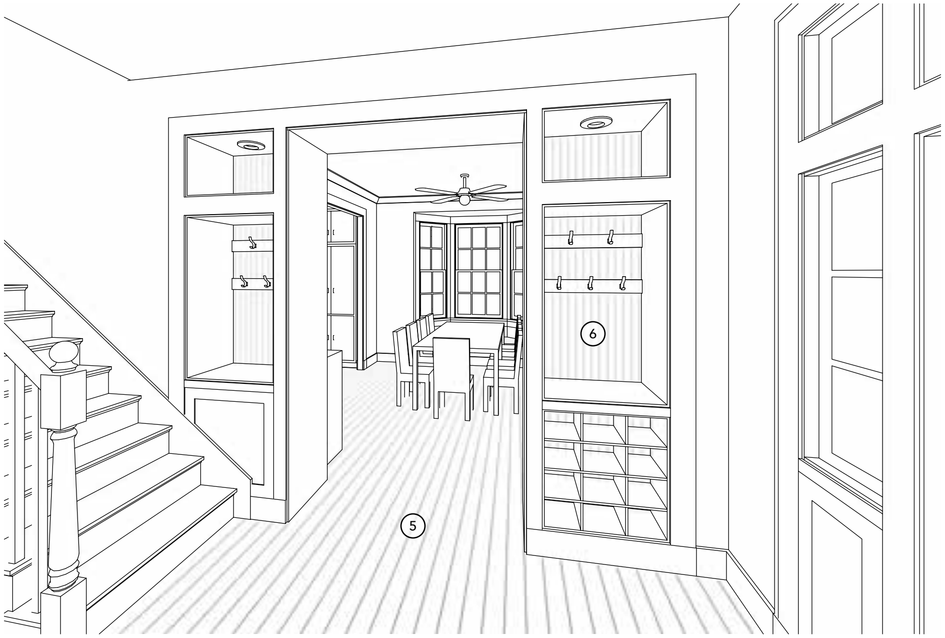
DETAIL PLANS

A4.0









SOUTHERN FARMHOUSE

INTERIOR VIEWS

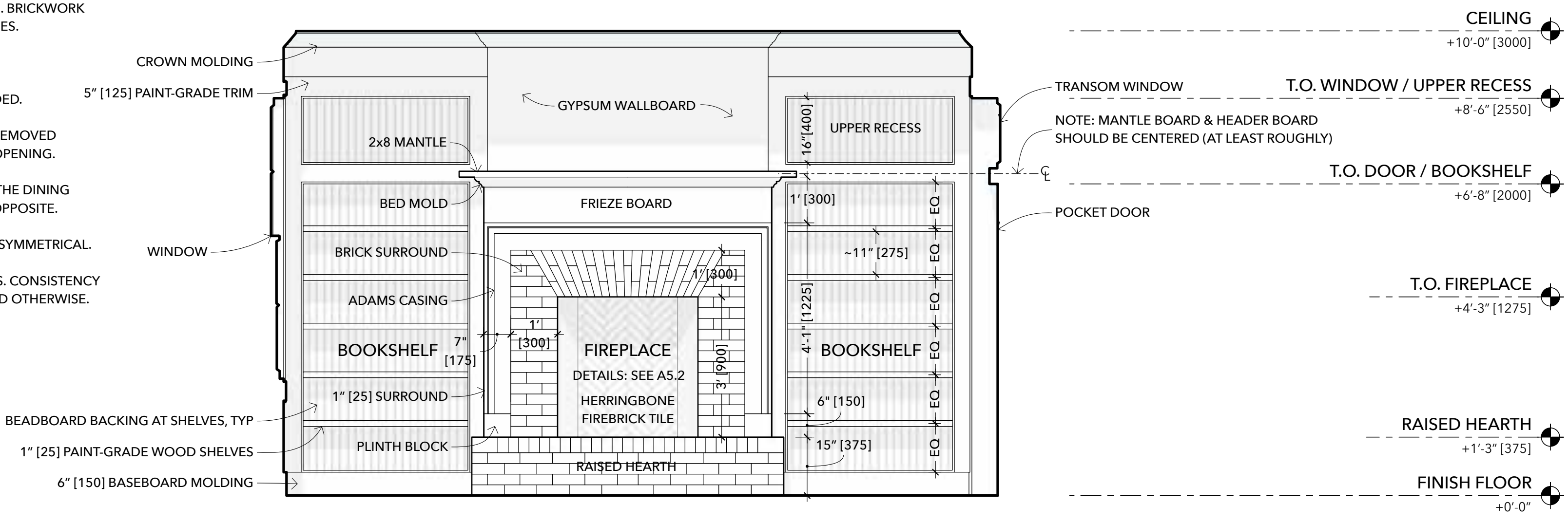
JAY OSBORNE

(1) In the living room, the fireplace has a raised hearth, which can function like a coffee table. It also gives the fire more of a presence, and raises the mantle above eye level. **(2)** Between the hall and living room, pocket doors and a transom window allow the spaces to be separated. A sofa bed in this room can effectively make it a guest bedroom. **(3)** This hall nook is a focal point of the house. For scale, an abstract piano is shown here.

(4) A movie screen is the centerpiece of the family room, just like the fireplace on the other side of the wall. A bed could also be placed at this point in the room, which works well for a first floor Main Bedroom Suite. **(5)** A formal axis extends across the house. Center these hall openings and the windows. **(6)** These alcoves can be customized. They are simple to construct, and are better than a deep closet for organizing coats and shoes.

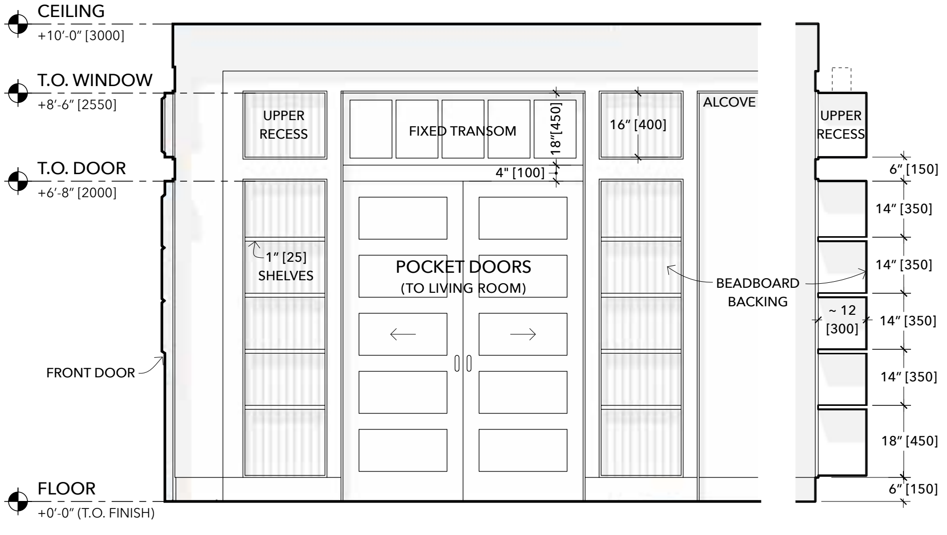
NOTES

1. NO STEEL LINTEL AT JACK ARCH OF FIREPLACE. BRICKWORK HERE MUST BE SELF-SUPPORTING, AS IN OLD TIMES.
2. 2x12 LUMBER MAY BE USED FOR THE SHELVES.
3. SHELF SPACING MAY BE REDESIGNED AS NEEDED.
4. FIXED TRANSOM AT POCKET DOORS MAY BE REMOVED IF DOORS EXTEND TO TOP OF 8'-6" [2550] TALL OPENING.
5. POCKET DOORS MAY ALSO BE INSTALLED AT THE DINING ROOM, IF THEIR DESIGN MATCHES THE DOORS OPPOSITE.
6. ALL BRICKWORK & TILE MUST BE CENTERED & SYMMETRICAL.
7. SIMILAR DETAILS APPLY IN SIMILAR SITUATIONS. CONSISTENCY & SYMMETRY SHALL BE ASSUMED, UNLESS NOTED OTHERWISE.



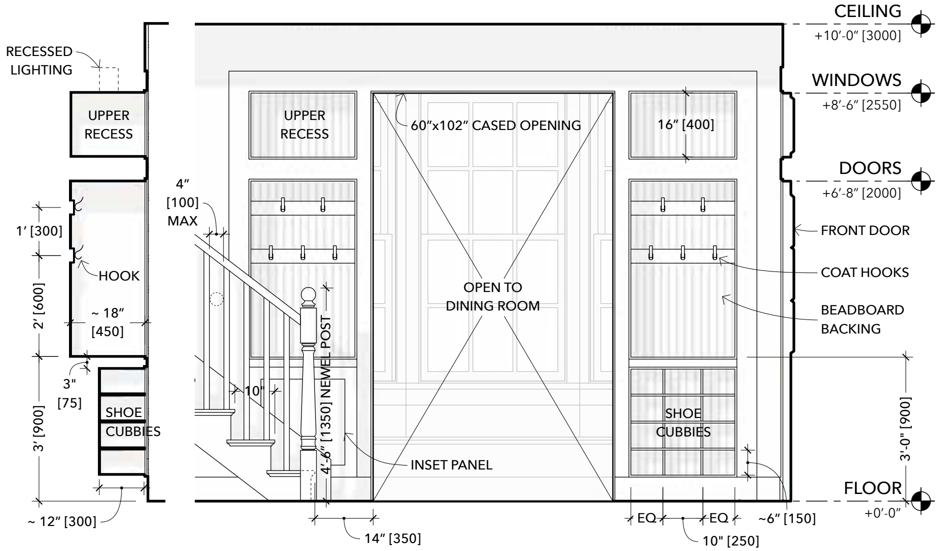
① FIREPLACE & SHELVING ELEVATION

SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



② CENTRAL HALL - SHELVING ELEVATION & SECTION

SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



③ STAIR LANDING - COAT NOOKS SECTION & ELEVATION

SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0

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SOUTHERN FARMHOUSE

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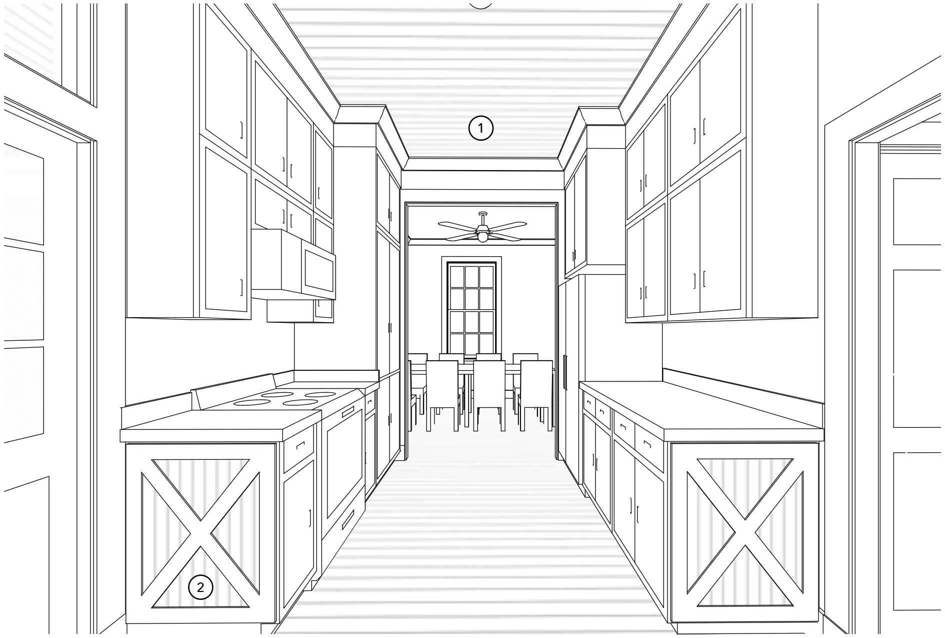
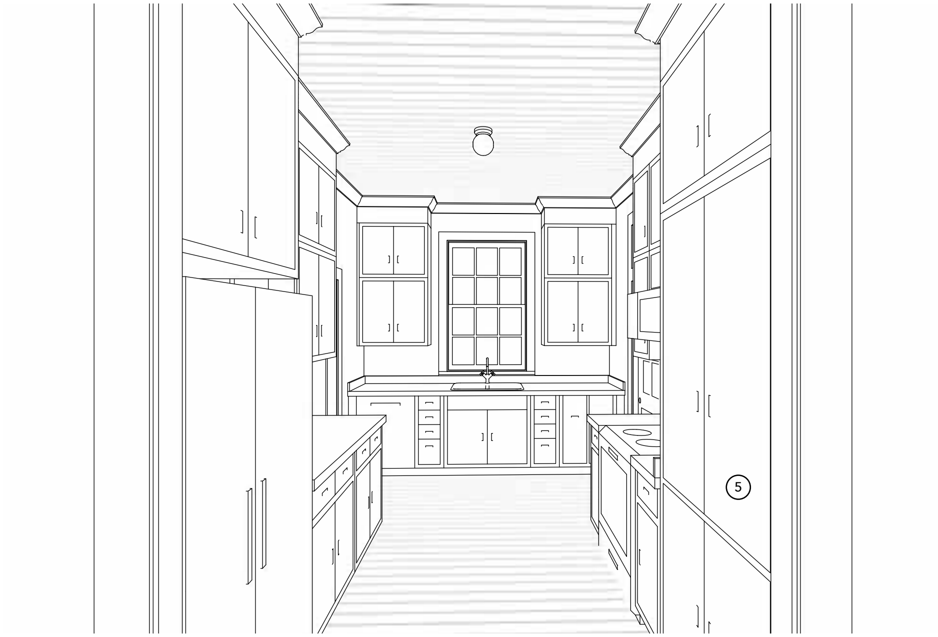
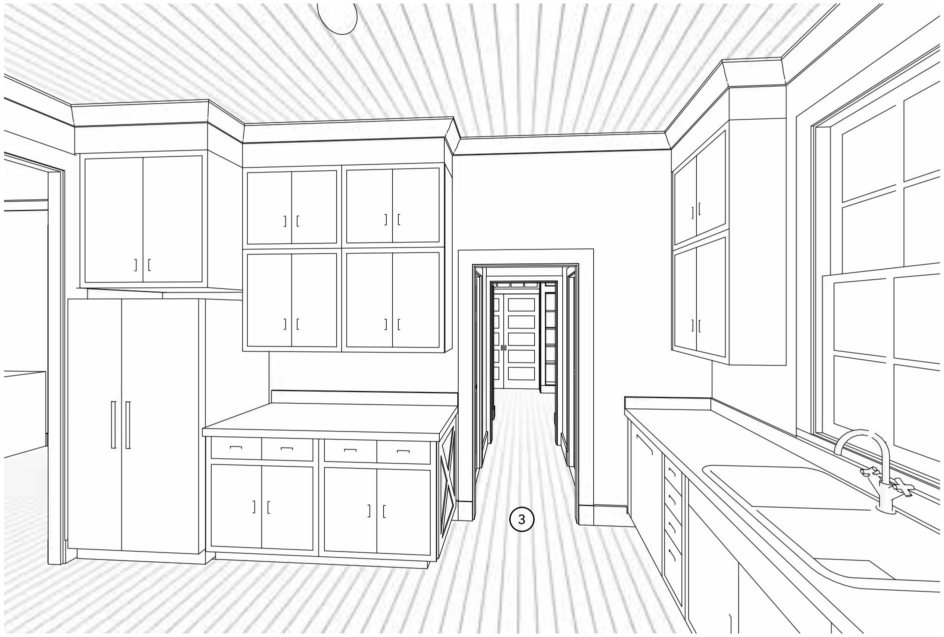
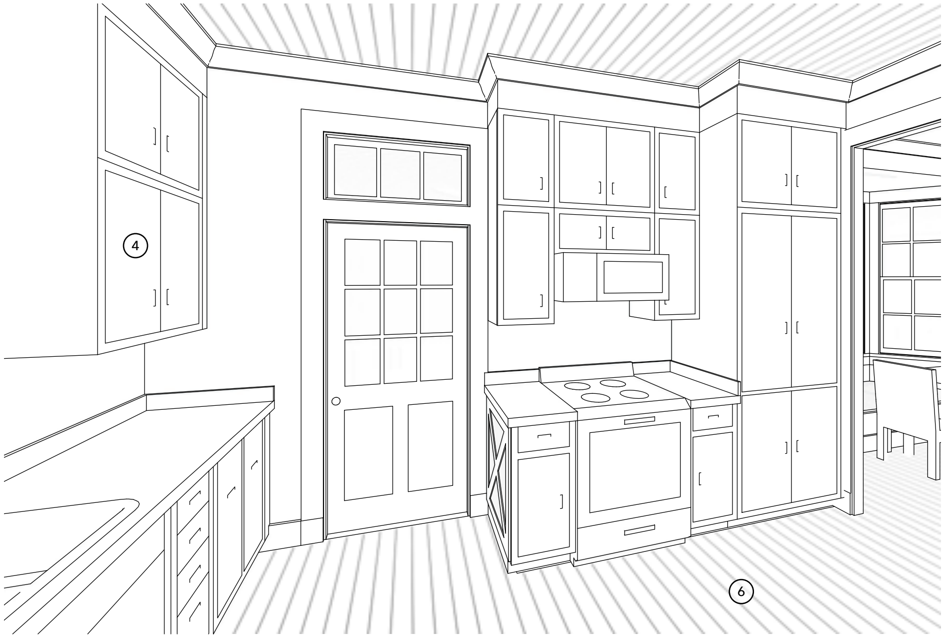
SHELVING ELEVATIONS

A4.1









SOUTHERN FARMHOUSE

KITCHEN VIEWS

JAY OSBORNE

(1) Axial views extend across the house, making it feel private yet spacious. These axes are less rigid at the kitchen, which is an informal space. The circumstances make it difficult to perfectly align everything in a highly functional space. **(2)** Trim is added to the ends of the cabinets, for visual interest. Treat all terminations as special conditions. **(3)** The rear corridor is used for service functions, keeping the dining room more formal.

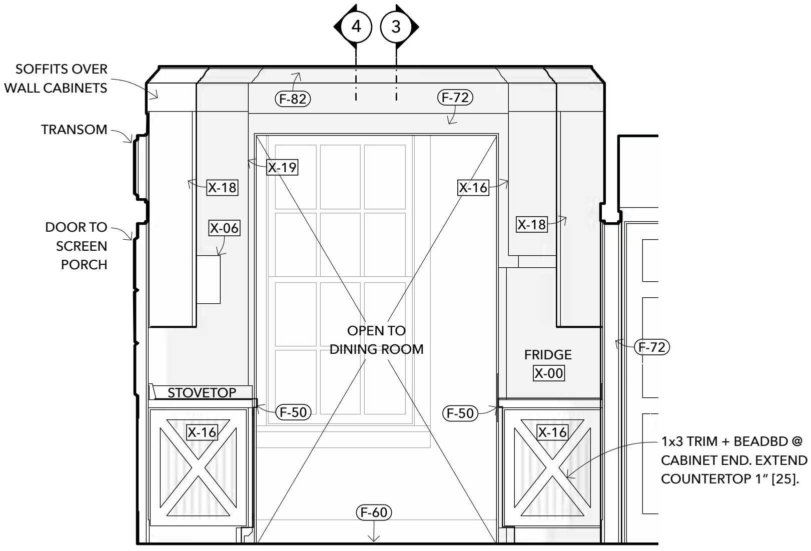
(4) The cabinets may have glass doors. Everything here is shown abstracted, to help you visualize ways to customize this space. Like a plain vanilla option, you can add the flavor. **(5)** The pantry and refrigerator form a visual threshold between the kitchen and dining. **(6)** Hardwood floors make the kitchen feel less institutional and sterile, a place to walk comfortably without shoes. The flooring also helps improve the flow between the rooms.

FIXTURES

X-00	REFRIGERATOR
X-02	KITCHEN SINK
X-04	RANGE / OVEN
X-06	MICROWAVE / HOOD
X-08	WATER FAUCET
X-12	DISHWASHER
X-16	BASE CABINETS
X-18	WALL CABINETS
X-19	PANTRY CABINET

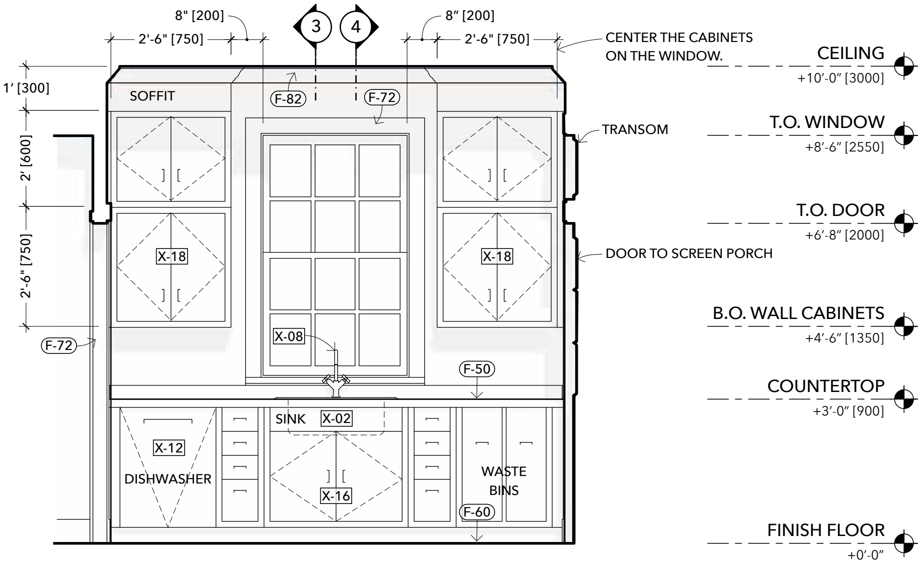
FINISHES

F-50	KITCHEN COUNTERTOP
F-60	HARDWOOD FLOORING
F-68	BASEBOARD MOLDING
F-72	INT OPENING CASING
F-82	CROWN MOLDING



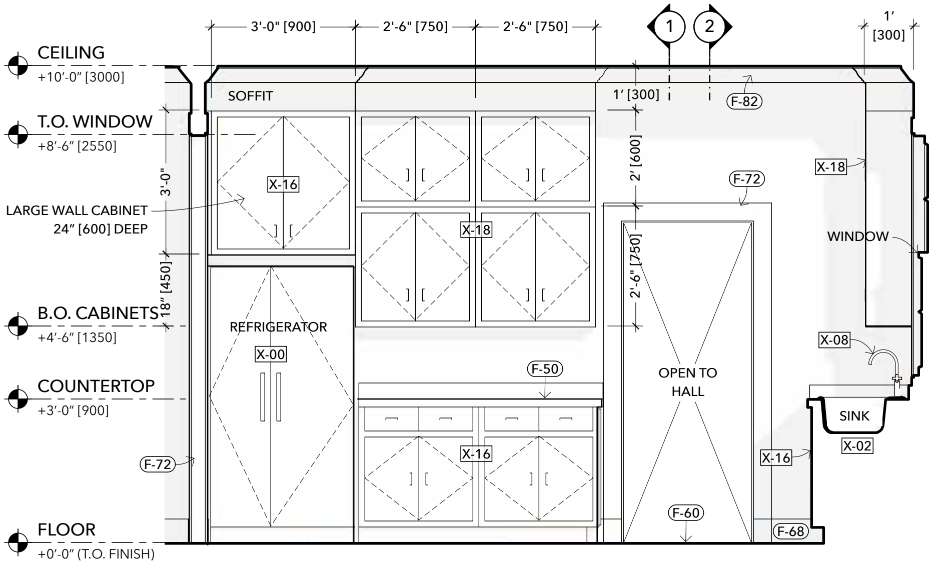
① KITCHEN INTERIOR ELEVATION - SOUTH

SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



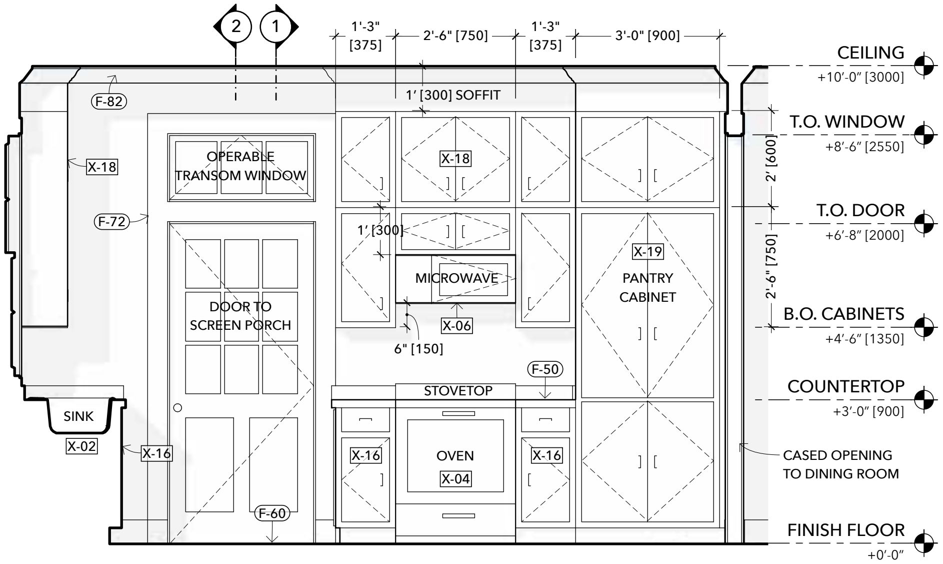
② KITCHEN INTERIOR ELEVATION - NORTH

SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



③ KITCHEN INTERIOR ELEVATION - WEST

SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



④ KITCHEN INTERIOR ELEVATION - EAST

SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0

A DESIGN BY JAY OSBORNE

SOUTHERN FARMHOUSE

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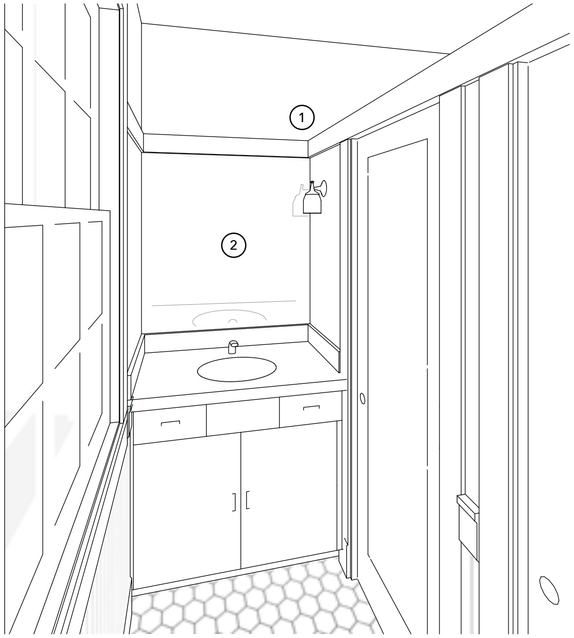
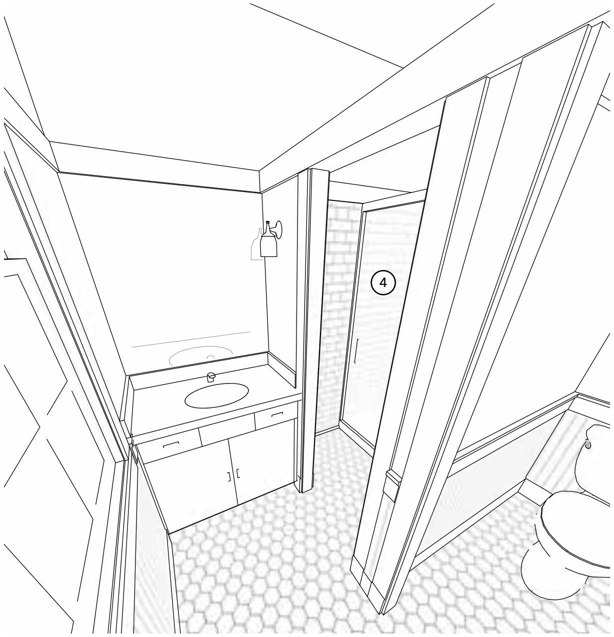
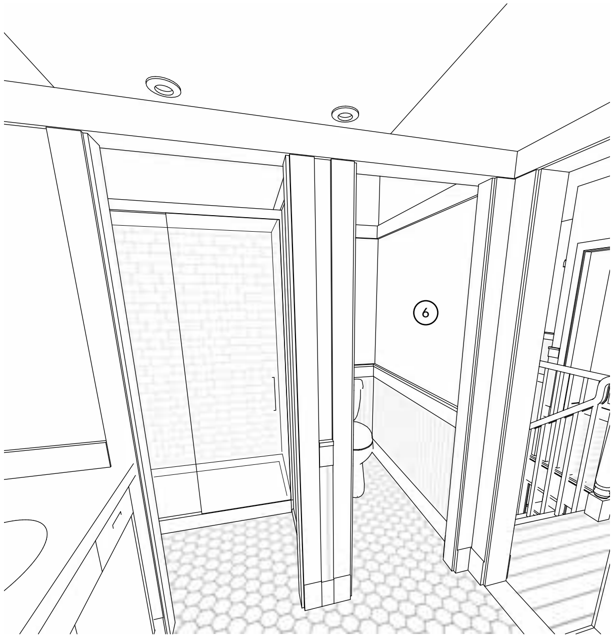
+		For more project history and credits, see A0.1

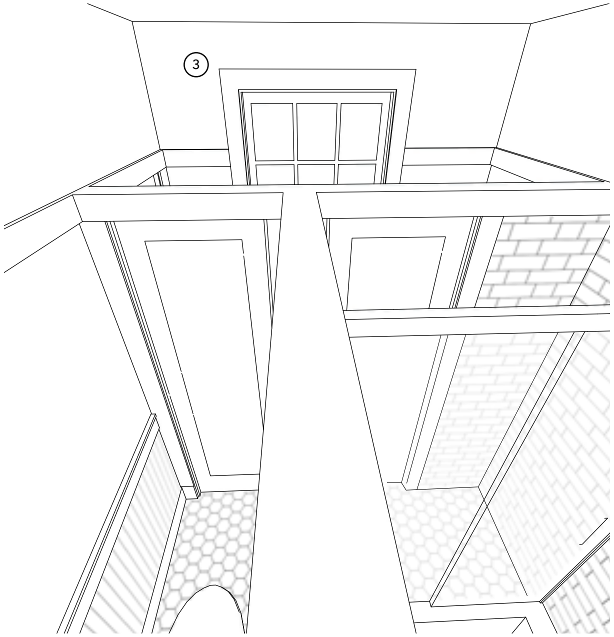
KITCHEN ELEVATIONS

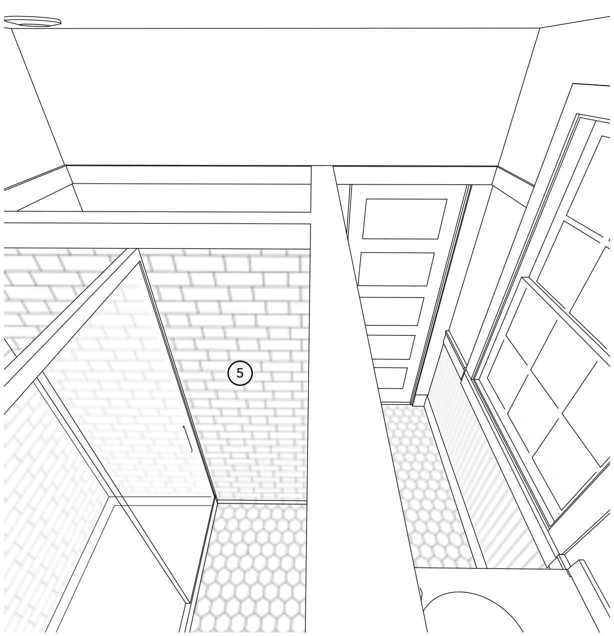
A4.2

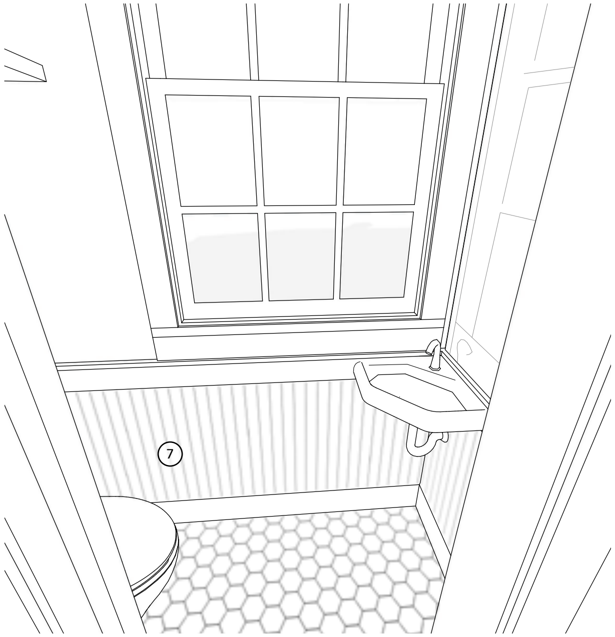












SOUTHERN FARMHOUSE

BATHROOM VIEWS

JAY OSBORNE

(1) The many spaces in the bathroom are tied together with a continuous horizontal band above the door, sometimes a trim board, sometimes a coping for the low walls. **(2)** The horizontal bands define surfaces, like this one for a mirror in front of the vanity. **(3)** The low interior partitions allow light to reflect off the walls, improving the daylighting and feeling of spaciousness. They also help assist in the ventilation of the bathroom.

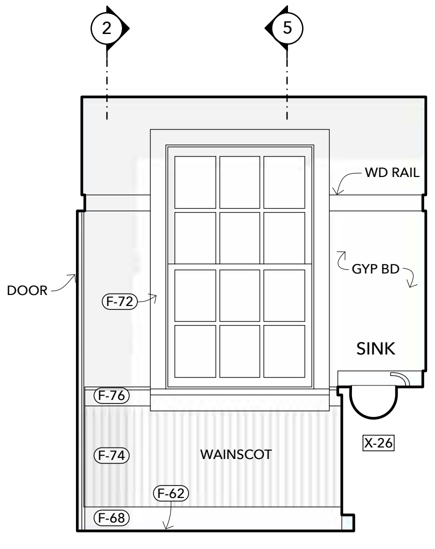
(4) If a wall is moved or removed, a normal bathtub could be used instead of a shower. **(5)** The shower enclosure has space for dressing, allowing the bathroom to be used by three people at a time. **(6)** Instead of doors, these individual spaces can be closed off using curtains, or left open. **(7)** The small downstairs powder room has space for a toilet and a sink, but they must be carefully chosen to satisfy code-required spatial clearances.

FIXTURES

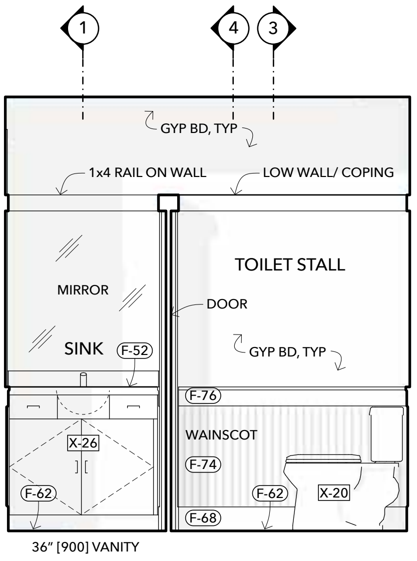
X-20	TOILET
X-22	WALL-HUNG TOILET
X-24	CORNER SINK
X-26	BATHROOM VANITY
X-28	30x48 SHOWER

FINISHES

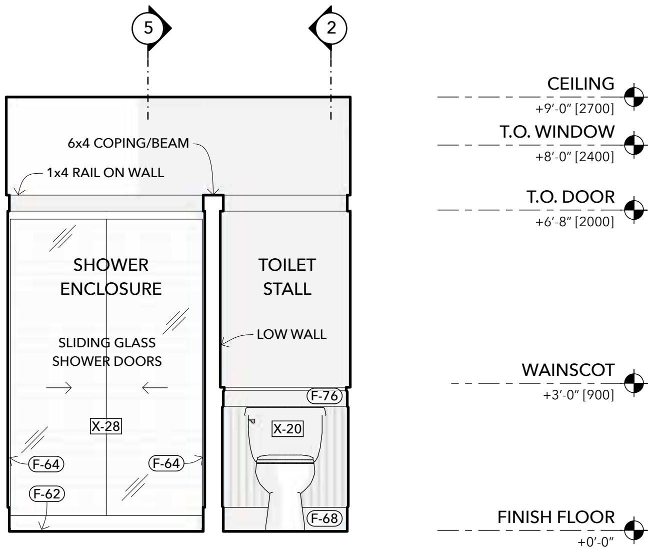
F-52	COUNTERTOP
F-62	FLOOR TILE
F-64	SHOWER WALL TILE
F-68	BASEBOARD MOLDING
F-72	INT OPENING CASING
F-74	BEADBOARD
F-76	WAINSCOT CAP



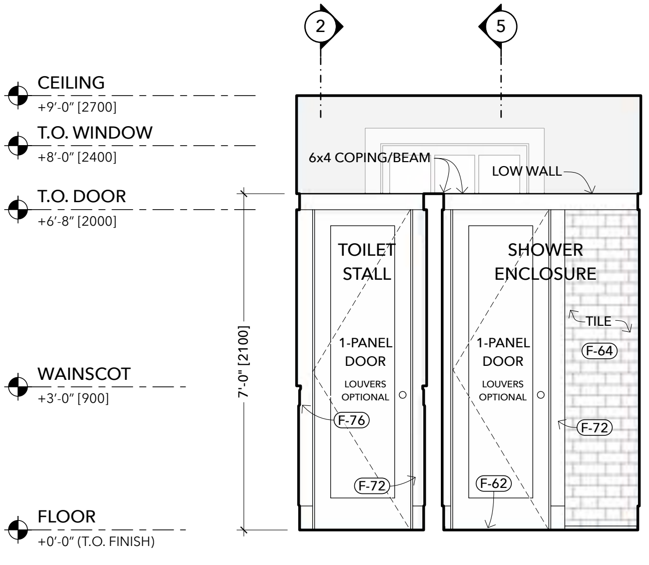
1 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



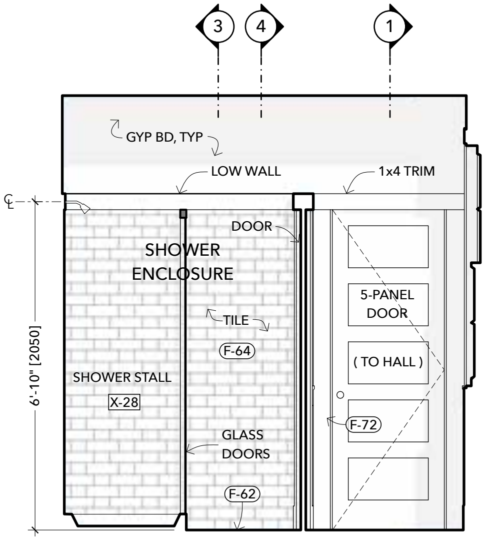
2 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



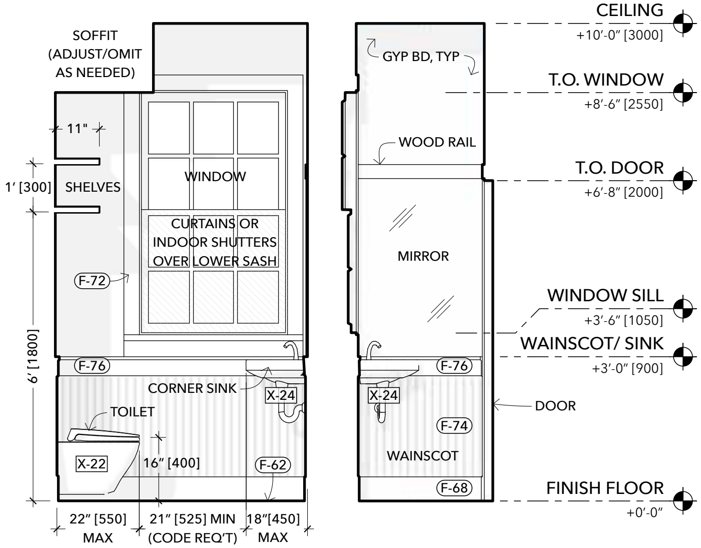
3 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



4 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



5 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



6 POWDER ROOM (WC) ELEVATIONS
SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0

OPEN-SOURCE ARCHITECTURAL DRAWINGS

A DESIGN BY JAY OSBORNE

SOUTHERN FARMHOUSE

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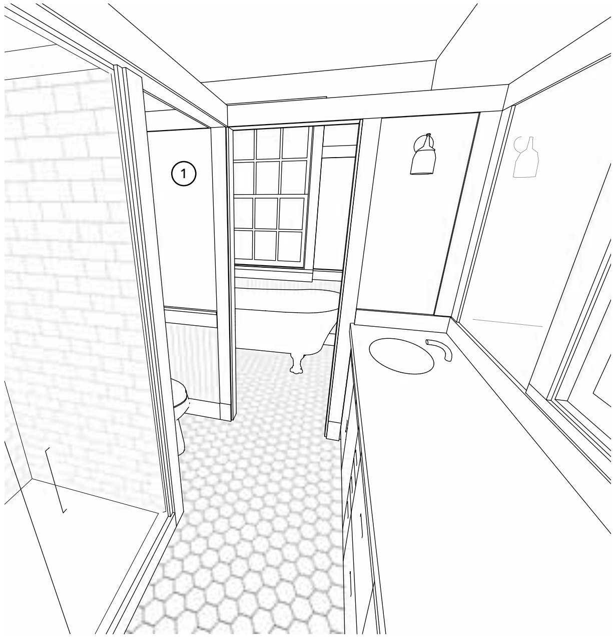
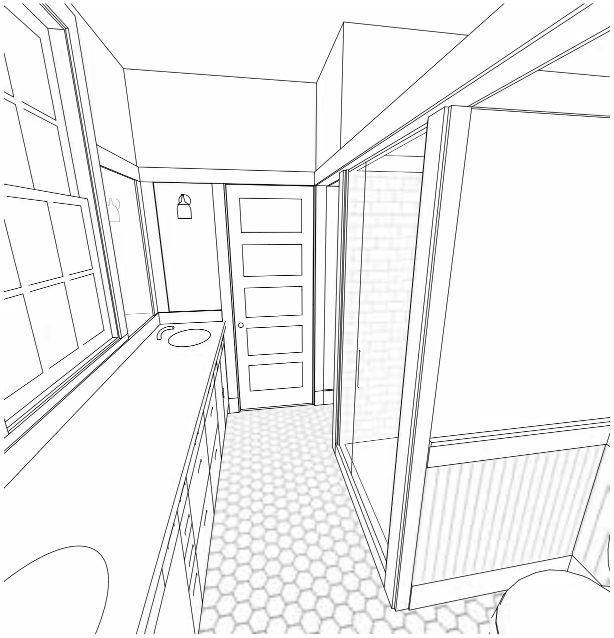
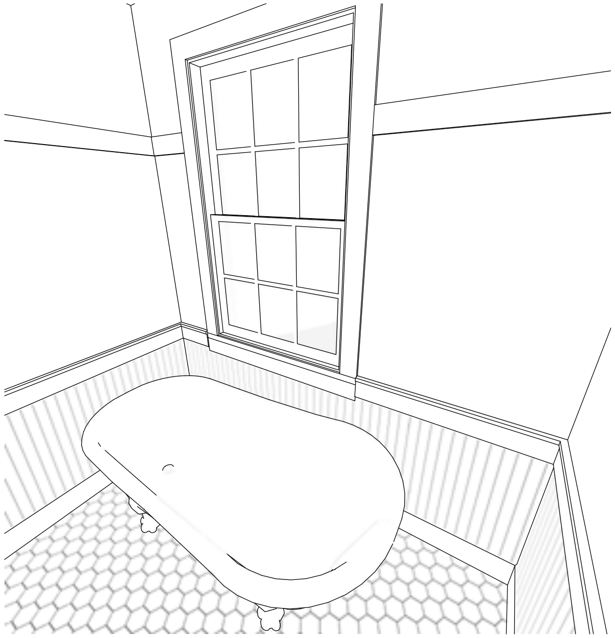
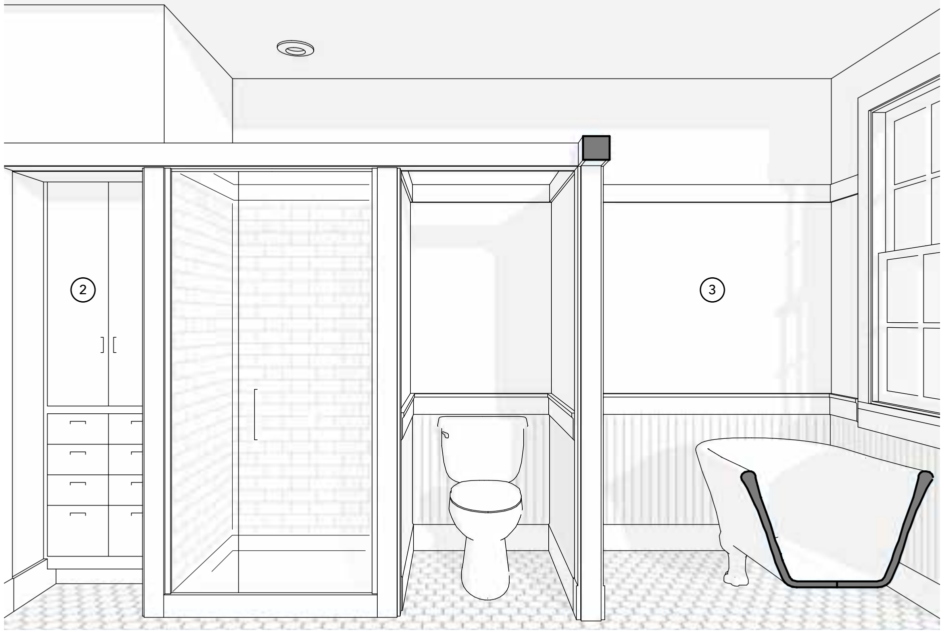
BATHROOM / WC
ELEVATIONS

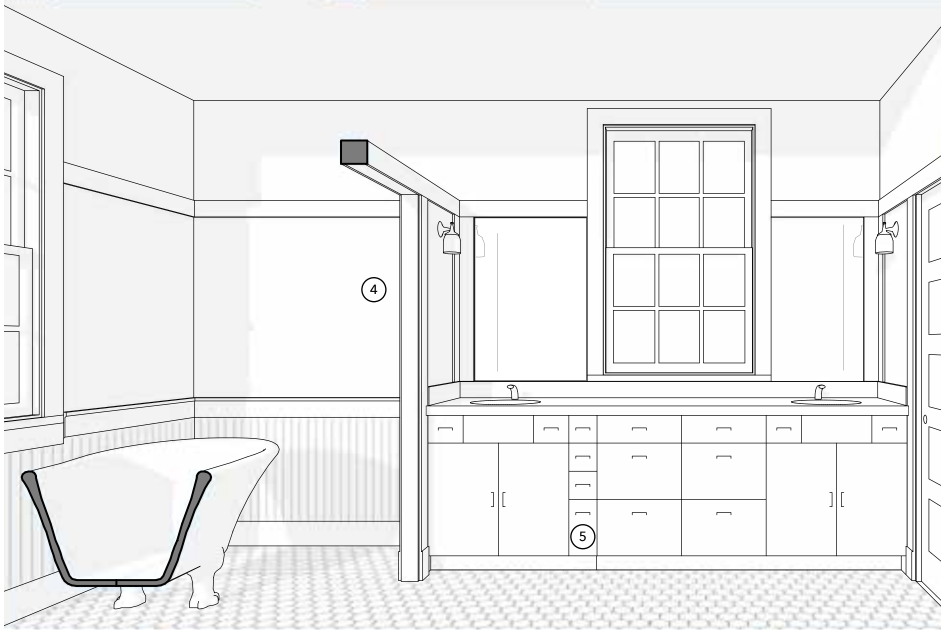
A4.3











(1) Partitions help organize spaces, and provide alcoves and enclosures for different functions. It's tempting to take them out, saving a few bucks. But the space won't feel larger– it will feel institutional, with fixtures sitting alone in different parts of the room. Privacy and intimacy don't work in open plans. A smaller bathroom could be a better option, with the extra space given to another function like a closet or a dressing room.

SOUTHERN FARMHOUSE

ENSUITE BATHROOM

JAY OSBORNE

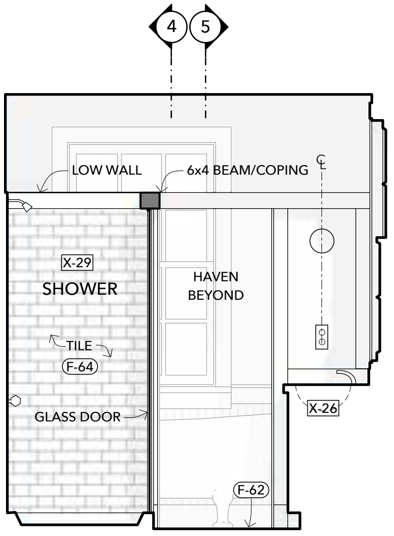
(2) Cabinets are always better organized than closets. However, this space could have access to the walk-in closet. **(3)** A bathtub makes sense in the back of the bathroom, because you are less likely to be disturbed. **(4)** A curtain or barn door can be used here. For mold reasons, avoid pocket doors in steamy rooms. **(5)** This vanity is not perfectly symmetrical because it gives space for a possible toilet partition. Adjust it as you wish.

FIXTURES

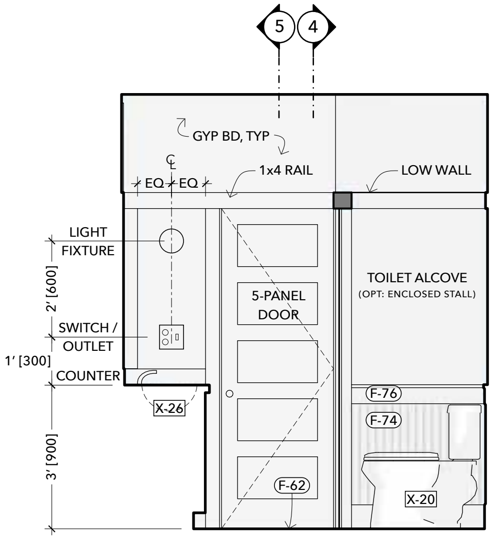
X-20	TOILET
X-26	BATHROOM VANITY
X-29	36x36 SHOWER
X-30	CLAWFOOT TUB
X-40	BASE DRAWERS
X-42	BATH TALL CABINET

FINISHES

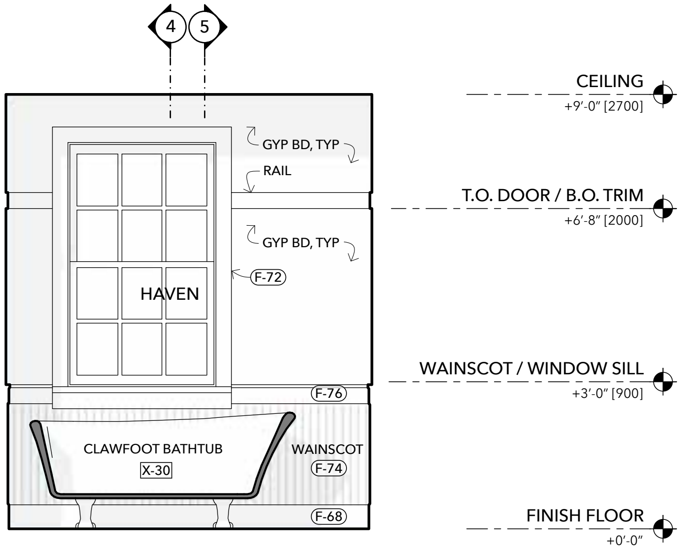
F-52	COUNTERTOP
F-62	FLOOR TILE
F-64	SHOWER WALL TILE
F-68	BASEBOARD MOLDING
F-72	INT OPENING CASING
F-74	BEADBOARD
F-76	WAINSCOT CAP



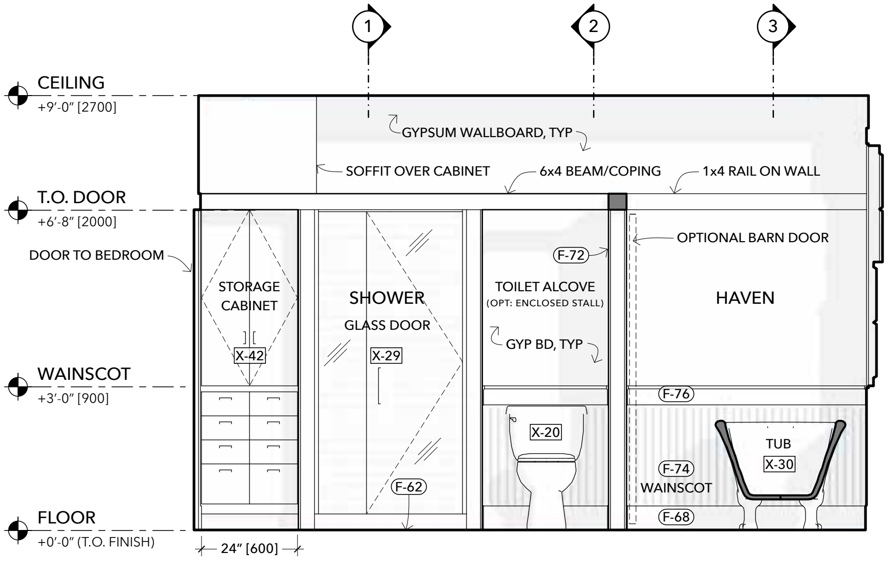
① ENSUITE BATH ELEVATION
SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



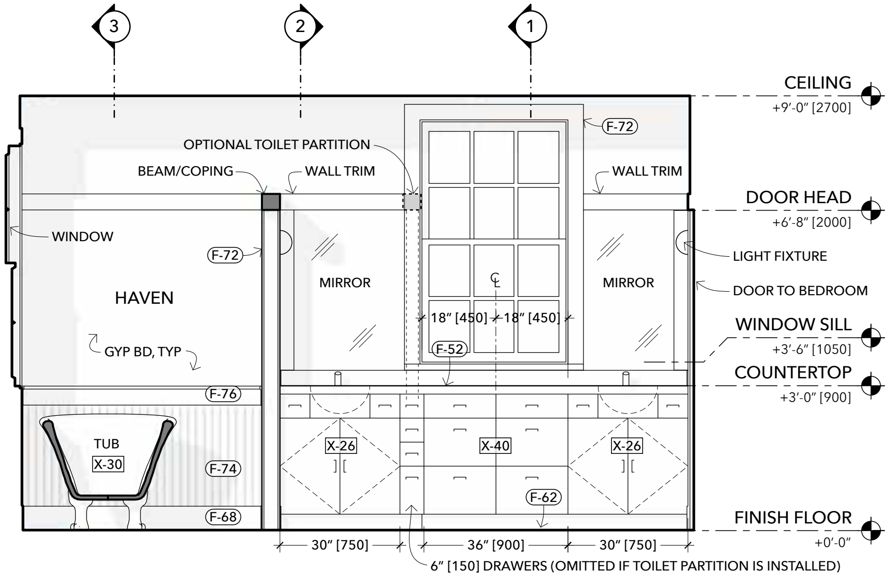
② ENSUITE BATH ELEVATION
SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



③ ENSUITE BATH ELEVATION
SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



④ ENSUITE BATH ELEVATION – BEDROOM TO HAVEN
SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0



⑤ ENSUITE BATH ELEVATION – HAVEN TO BEDROOM
SCALE: 1/2" = 1'-0" [1:24] PLAN: SEE A4.0

A DESIGN BY JAY OSBORNE
SOUTHERN FARMHOUSE
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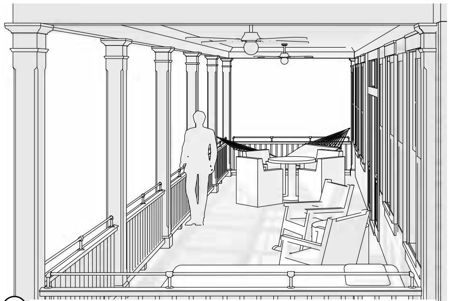
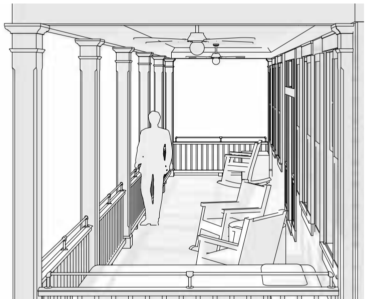
ENSUITE BATH ELEVATIONS

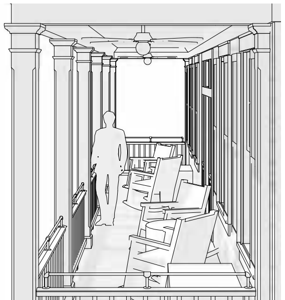
A4.4



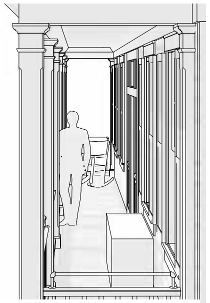
① 10-foot (3000mm) Porch Depth (Works best for hot climates.)



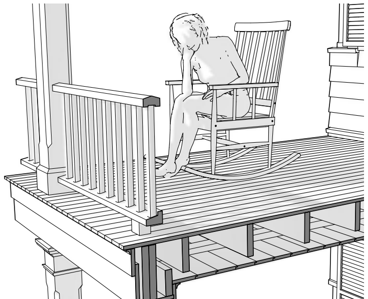
② 8-foot (2400mm) Porch Depth (Most functional for most places.)



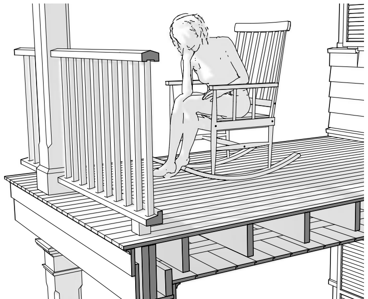
③ 6-foot (1800mm) Porch Depth (Best for colder, or urban places.)



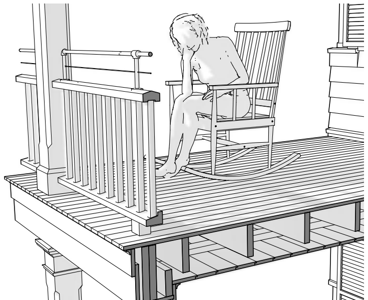
④ 4-foot (1200mm) Porch Depth (Too small. Should be avoided.)



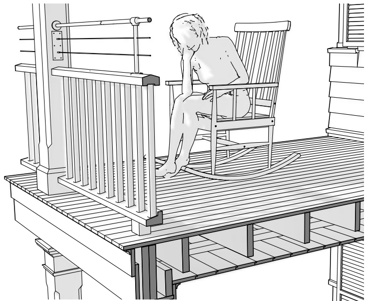
⑤ 28" [700mm] Old Railing Height



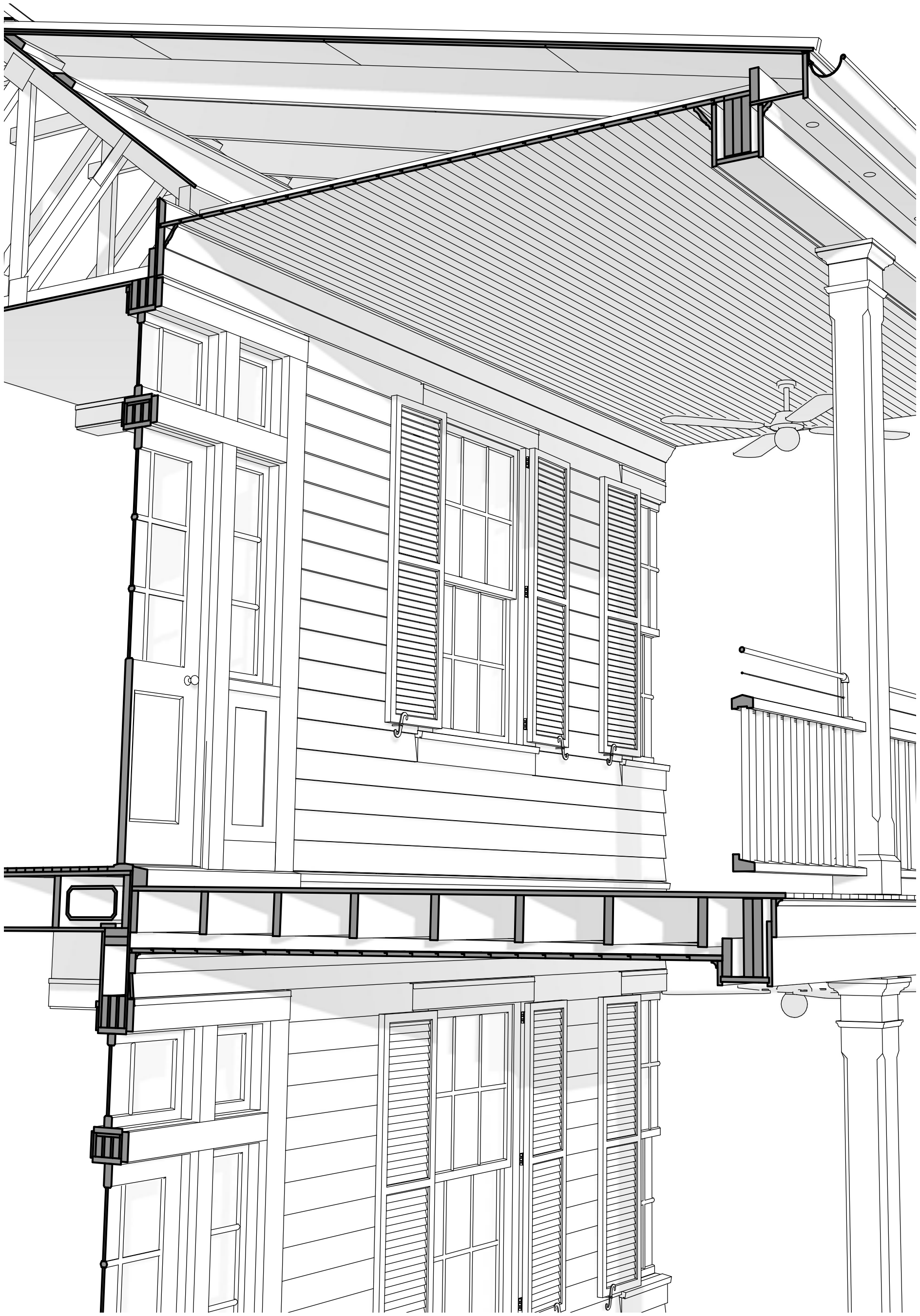
⑥ 36" [900mm] New Railings (modern codes)



⑦ Railing Extension to meet code.



⑧ 42" [1050mm] height for stringent codes.



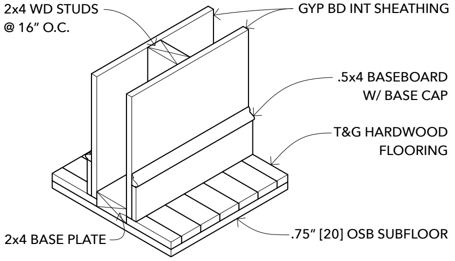
(1) This design has a large porch. Any larger, and you'll need to significantly raise the ceilings, or else the proportions will look bloated. **(2)** A smaller porch lets in more sunlight, better for most climates. **(3)** The smallest practical size. **(4)** Tiny porches are far too common. They're just a selling point for realtors. Nothing else. **(5)** Porch railings used to be much lower in the past. That's why new railings look wrong on old houses.

SOUTHERN FARMHOUSE

PORCH DETAILS

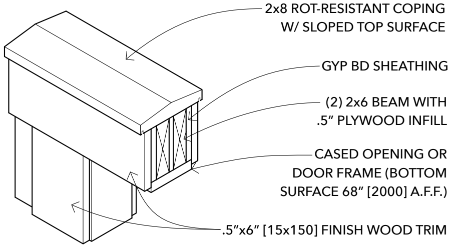
JAY OSBORNE

(6) American building codes usually require railings to be 36" tall, whether the drop to the ground is 30 inches or 30 feet. **(7)** Because tall railings block the views for people who are sitting on the porch, such railing extensions are often used in high-end houses. **(8)** Some places (like California) require very tall railings. If you care about views and historical proportions, you need railing extensions. Or else your guardrail will be a cage.



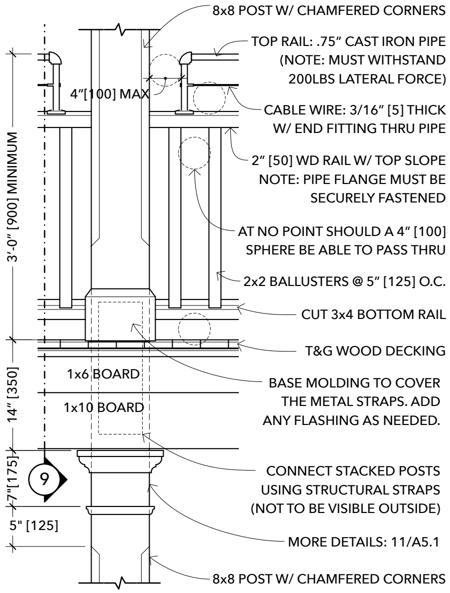
① TYPICAL INTERIOR WALL DETAIL

SCALE: 1-1/2" = 1'-0" [~1:10]


2x8 ROT-RESISTANT COPING W/ SLOPED TOP SURFACE
GYP BD SHEATHING
(2) 2x6 BEAM WITH .5" PLYWOOD INFILL
CASED OPENING OR DOOR FRAME (BOTTOM SURFACE 68" [2000] A.F.F.)
.5"x6" [15x150] FINISH WOOD TRIM

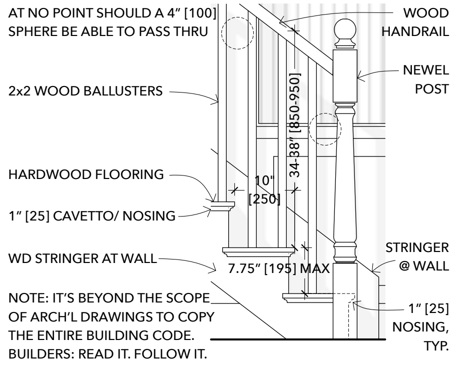
⑤ BATH - LOW PARTITION WALL (TOP)

SCALE: 1-1/2" = 1'-0" [~1:10]


8x8 POST W/ CHAMFERED CORNERS
TOP RAIL: .75" CAST IRON PIPE (NOTE: MUST WITHSTAND 200LBS LATERAL FORCE)
4"[100] MAX
CABLE WIRE: 3/16" [5] THICK W/ END FITTING THRU PIPE
2" [50] WD RAIL W/ TOP SLOPE NOTE: PIPE FLANGE MUST BE SECURELY FASTENED
3'-0" [900] MINIMUM
AT NO POINT SHOULD A 4" [100] SPHERE BE ABLE TO PASS THRU
2x2 BALLUSTERS @ 5" [125] O.C.
CUT 3x4 BOTTOM RAIL
T&G WOOD DECKING
14" [350]
1x6 BOARD
1x10 BOARD
BASE MOLDING TO COVER THE METAL STRAPS. ADD ANY FLASHING AS NEEDED.
9
7"[175]
5" [125]
CONNECT STACKED POSTS USING STRUCTURAL STRAPS (NOT TO BE VISIBLE OUTSIDE)
MORE DETAILS: 11/A5.1
8x8 POST W/ CHAMFERED CORNERS

⑧ UPPER PORCH RAILING DETAIL

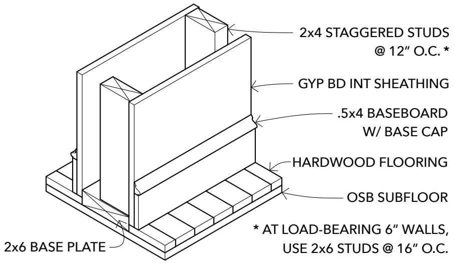
SCALE: 1" = 1'-0" [~1:10]



NOTE: IT'S BEYOND THE SCOPE OF ARCH'L DRAWINGS TO COPY THE ENTIRE BUILDING CODE. BUILDERS: READ IT. FOLLOW IT.

⑩ STAIRCASE DETAIL

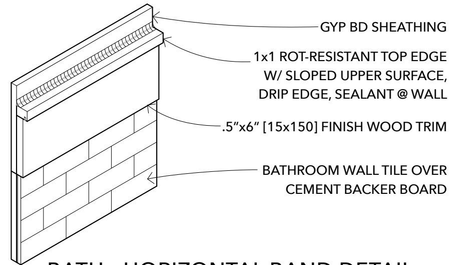
SCALE: 3/4" = 1'-0" [~1:10]



* AT LOAD-BEARING 6" WALLS, USE 2x6 STUDS @ 16" O.C.

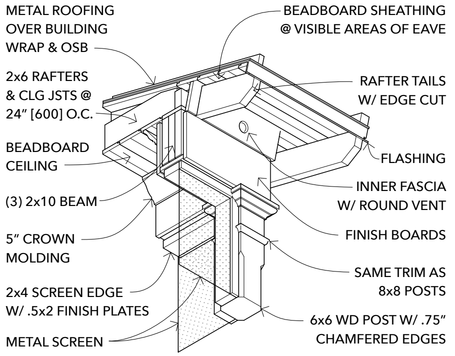
② 2x6 INTERIOR WALL DETAIL

SCALE: 1-1/2" = 1'-0" [~1:10]


GYP BD SHEATHING
1x1 ROT-RESISTANT TOP EDGE W/ SLOPED UPPER SURFACE, DRIP EDGE, SEALANT @ WALL
.5"x6" [15x150] FINISH WOOD TRIM
BATHROOM WALL TILE OVER CEMENT BACKER BOARD

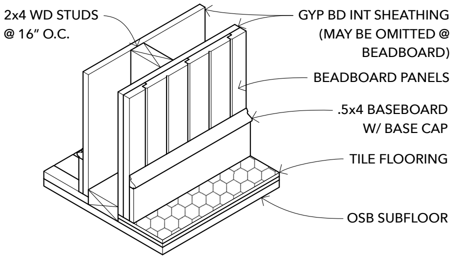
⑥ BATH - HORIZONTAL BAND DETAIL

SCALE: 1-1/2" = 1'-0" [~1:10]


METAL ROOFING OVER BUILDING WRAP & OSB
BEADBOARD SHEATHING @ VISIBLE AREAS OF EAVE
2x6 RAFTERS & CLG JSTS @ 24" [600] O.C.
RAFTER TAILS W/ EDGE CUT
BEADBOARD CEILING
FLASHING
(3) 2x10 BEAM
INNER FASCIA W/ ROUND VENT
5" CROWN MOLDING
FINISH BOARDS
SAME TRIM AS 8x8 POSTS
2x4 SCREEN EDGE W/ .5x2 FINISH PLATES
6x6 WD POST W/ .75" CHAMFERED EDGES
METAL SCREEN

⑪ SCREEN PORCH DETAIL @ EAVE

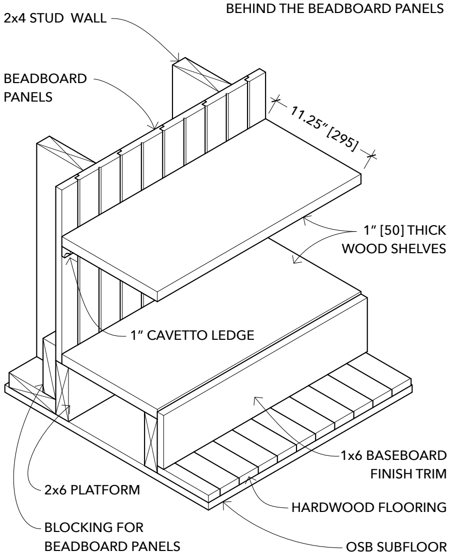
SCALE: 3/4" = 1'-0" [~1:10]


2x4 WD STUDS @ 16" O.C.
GYP BD INT SHEATHING (MAY BE OMITTED @ BEADBOARD)
BEADBOARD PANELS
.5x4 BASEBOARD W/ BASE CAP
TILE FLOORING
OSB SUBFLOOR

③ TYPICAL WAINSCOT BASE DETAIL

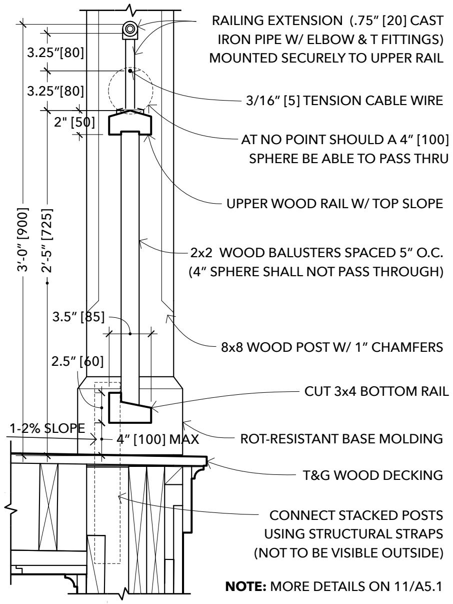
SCALE: 1-1/2" = 1'-0" [~1:10]

NOTE: FOR BETTER SOUND ISOLATION, ADD GYPSUM WALLBOARD PANELS BEHIND THE BEADBOARD PANELS



⑦ BUILT-IN SHELVING DETAIL

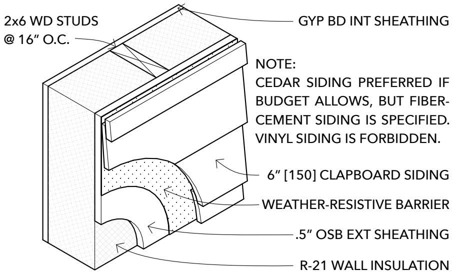
SCALE: 1-1/2" = 1'-0" [~1:10]


RAILING EXTENSION (.75" [20] CAST IRON PIPE W/ ELBOW & T FITTINGS) MOUNTED SECURELY TO UPPER RAIL
3.25"[80]
3.25"[80]
3/16" [5] TENSION CABLE WIRE
2" [50]
AT NO POINT SHOULD A 4" [100] SPHERE BE ABLE TO PASS THRU
UPPER WOOD RAIL W/ TOP SLOPE
3'-0" [900]
2'-5" [725]
2x2 WOOD BALUSTERS SPACED 5" O.C. (4" SPHERE SHALL NOT PASS THROUGH)
3.5" [85]
8x8 WOOD POST W/ 1" CHAMFERS
2.5" [60]
CUT 3x4 BOTTOM RAIL
1-2% SLOPE
4" [100] MAX
ROT-RESISTANT BASE MOLDING
T&G WOOD DECKING
CONNECT STACKED POSTS USING STRUCTURAL STRAPS (NOT TO BE VISIBLE OUTSIDE)

NOTE: MORE DETAILS ON 11/A5.1

⑨ PORCH RAILING SECTION DETAIL

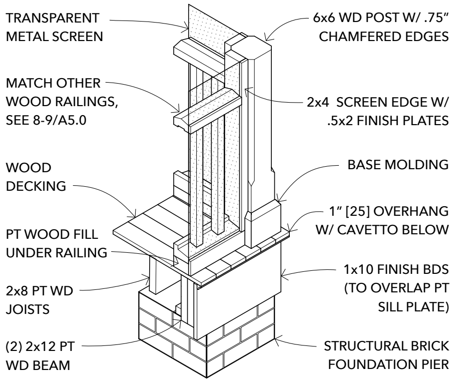
SCALE: 1-1/2" = 1'-0" [~1:10]



NOTE:
CEDAR SIDING PREFERRED IF BUDGET ALLOWS, BUT FIBER-CEMENT SIDING IS SPECIFIED. VINYL SIDING IS FORBIDDEN.

④ TYPICAL EXTERIOR WALL DETAIL

SCALE: 1-1/2" = 1'-0" [~1:10]


TRANSPARENT METAL SCREEN
6x6 WD POST W/ .75" CHAMFERED EDGES
MATCH OTHER WOOD RAILINGS, SEE 8-9/A5.0
2x4 SCREEN EDGE W/ .5x2 FINISH PLATES
WOOD DECKING
BASE MOLDING
PT WOOD FILL UNDER RAILING
1" [25] OVERHANG W/ CAVETTO BELOW
2x8 PT WD JOISTS
1x10 FINISH BDS (TO OVERLAP PT SILL PLATE)
(2) 2x12 PT WD BEAM
STRUCTURAL BRICK FOUNDATION PIER

⑫ SCREEN PORCH DETAIL @ RAILING

SCALE: 1-1/2" = 1'-0" [~1:10]

A DESIGN BY JAY OSBORNE

SOUTHERN FARMHOUSE

FREE FILES AVAILABLE AT FREEFARMHOUSE.COM

4	2023-02-01	FIRST EDITION (COMPLETED BOOK)
3	2022-11-30	KICKSTARTER EDITION (TEST PRINTS)
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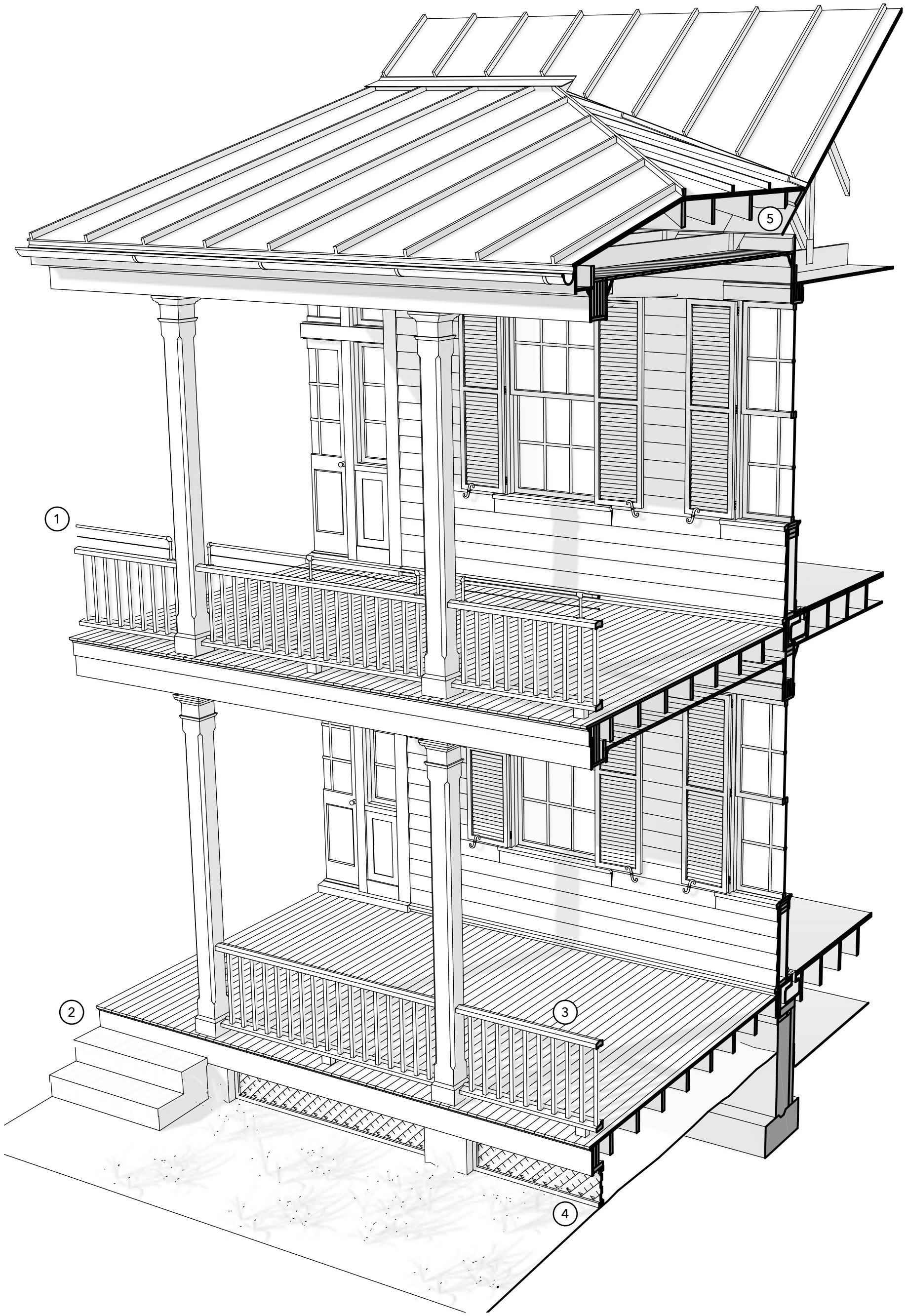
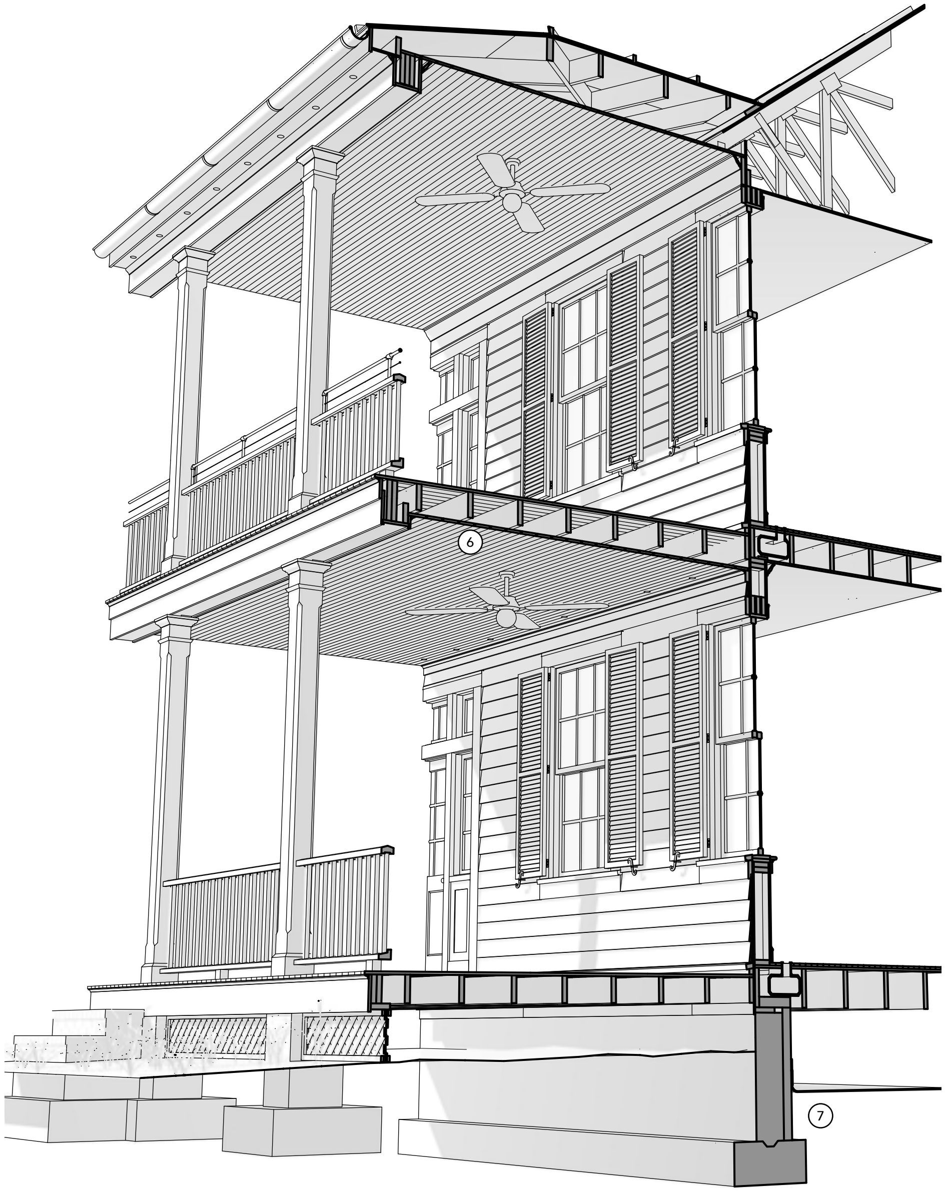
1	2022-01-01	SCHEMATIC DESIGN PRESENTATION

+ For more project history and credits, see A0.1

TYPICAL DETAILS

A5.0





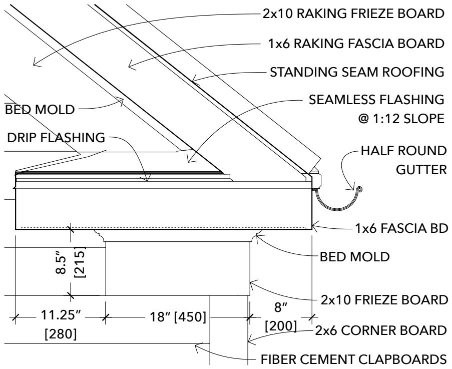
SOUTHERN FARMHOUSE

EXTERIOR DETAILS

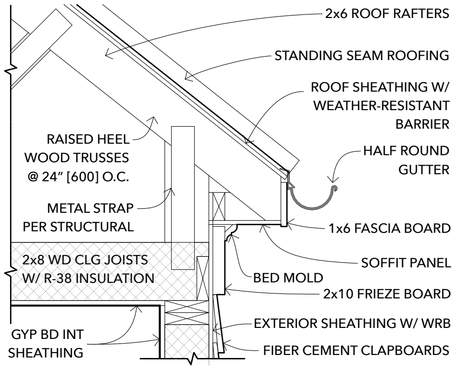
JAY OSBORNE

(1) Railing extensions help preserve seated sightlines as well as historical proportions.
(2) If you have any more steps down, building codes often require a sloped handrail.
(3) The bottom railing doesn't have to be as tall (and can even be omitted) as long as the drop from porch deck to ground is less than a certain distance (typically 30 inches).
(4) To keep critters out your crawlspace, use a wood lattice (and maybe screen at back).

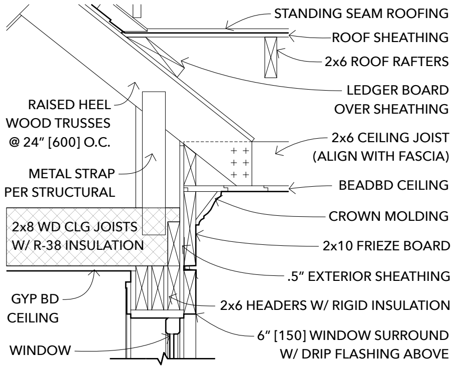
(5) The plywood sheathing of the main roof extends down, providing a platform that can deflect any potential leaks away from the house. Porch rafters connect to a ledger board, which is fastened to the rafters of the main roof. **(6)** Joists span in this direction because the decking must go the other way. Joists may need furring below for good ventilation. **(7)** Rigid insulation extends underground. Conditioned crawlspaces help with utilities.



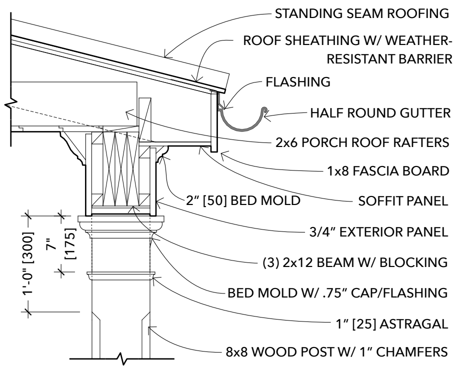
① EAVE RETURN DETAIL
SCALE: 1-1/2" = 1'-0" [~1:10]


2x6 ROOF RAFTERS
STANDING SEAM ROOFING
ROOF SHEATHING W/ WEATHER-RESISTANT BARRIER
RAISED HEEL WOOD TRUSSES @ 24" [600] O.C.
HALF ROUND GUTTER
METAL STRAP PER STRUCTURAL
1x6 FASCIA BOARD
2x8 WD CLG JOISTS W/ R-38 INSULATION
SOFFIT PANEL
BED MOLD
2x10 FRIEZE BOARD
EXTERIOR SHEATHING W/ WRB
GYP BD INT SHEATHING
FIBER CEMENT CLAPBOARDS

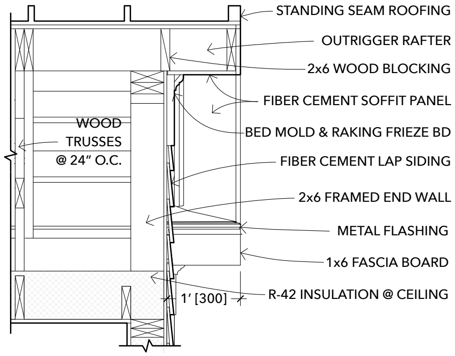
④ TYPICAL EAVE SECTION
SCALE: 1" = 1'-0" [~1:10]


STANDING SEAM ROOFING
ROOF SHEATHING
2x6 ROOF RAFTERS
LEDGER BOARD OVER SHEATHING
RAISED HEEL WOOD TRUSSES @ 24" [600] O.C.
2x6 CEILING JOIST (ALIGN WITH FASCIA)
METAL STRAP PER STRUCTURAL
BEADBD CEILING
CROWN MOLDING
2x8 WD CLG JOISTS W/ R-38 INSULATION
2x10 FRIEZE BOARD
.5" EXTERIOR SHEATHING
GYP BD CEILING
2x6 HEADERS W/ RIGID INSULATION
6" [150] WINDOW SURROUND W/ DRIP FLASHING ABOVE
WINDOW

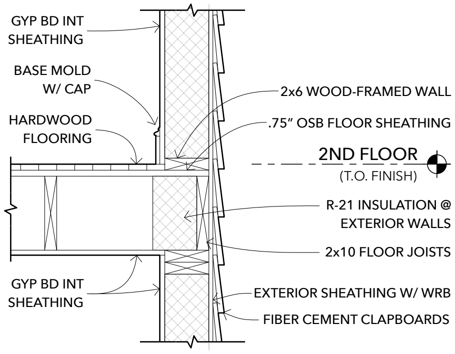
⑦ ROOF TRANSITION AT PORCH
SCALE: 1" = 1'-0" [~1:10]



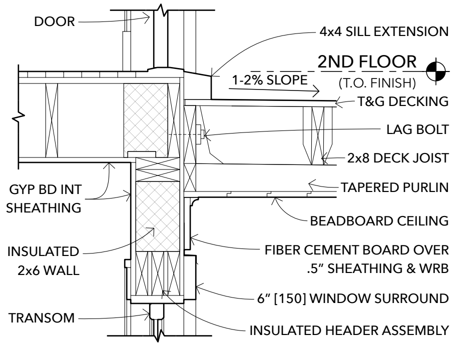
⑩ UPPER PORCH EAVE
SCALE: 1" = 1'-0" [~1:10]



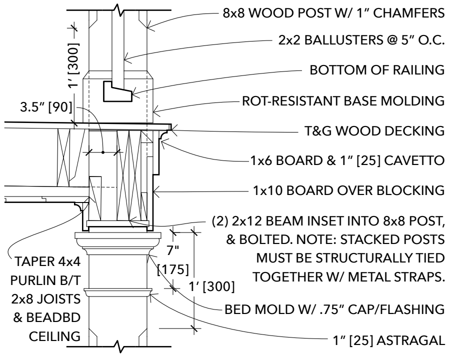
② EAVE RETURN SIDE VIEW
SCALE: 3/4" = 1'-0" [~1:10]



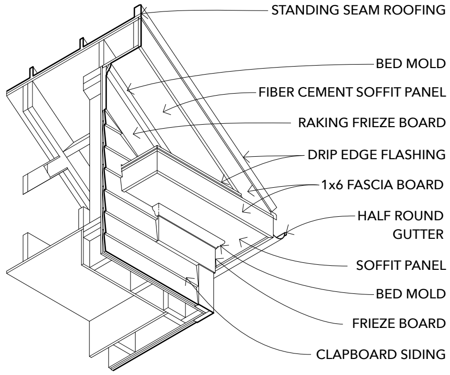
⑤ TYP. EXT. WALL @ 2ND FLOOR
SCALE: 1" = 1'-0" [~1:10]



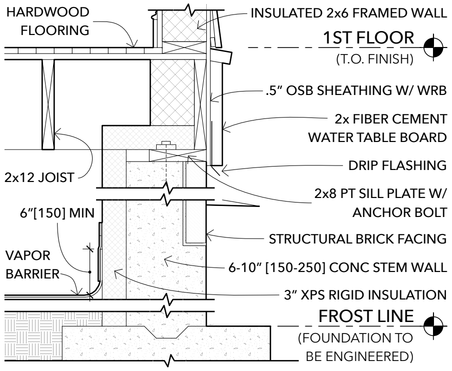
⑧ DOOR SILL @ UPPER PORCH
SCALE: 1" = 1'-0" [~1:10]


8x8 WOOD POST W/ 1" CHAMFERS
2x2 BALLUSTERS @ 5" O.C.
1' [300]
BOTTOM OF RAILING
ROT-RESISTANT BASE MOLDING
3.5" [90]
T&G WOOD DECKING
1x6 BOARD & 1" [25] CAVETTO
1x10 BOARD OVER BLOCKING
(2) 2x12 BEAM INSET INTO 8x8 POST, & BOLTED. NOTE: STACKED POSTS MUST BE STRUCTURALLY TIED TOGETHER W/ METAL STRAPS.
TAPER 4x4 PURLIN B/T 2x8 JOISTS & BEADBD CEILING
7" [175]
1' [300]
BED MOLD W/ .75" CAP/FLASHING
1" [25] ASTRAGAL

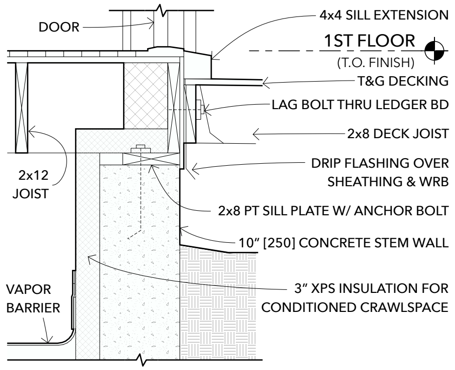
⑪ UPPER PORCH DECK @ POSTS
SCALE: 1" = 1'-0" [~1:10]



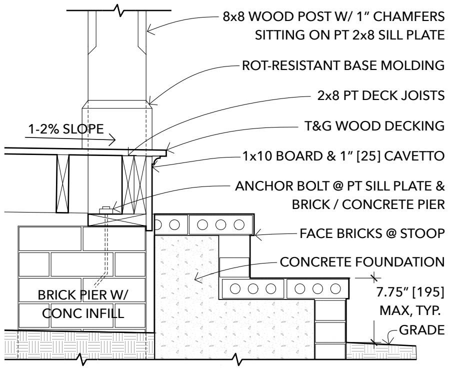
③ EAVE RETURN AXON
NTS


HARDWOOD FLOORING
INSULATED 2x6 FRAMED WALL
1ST FLOOR (T.O. FINISH)
.5" OSB SHEATHING W/ WRB
2x FIBER CEMENT WATER TABLE BOARD
DRIP FLASHING
2x12 JOIST
2x8 PT SILL PLATE W/ ANCHOR BOLT
6"[150] MIN
STRUCTURAL BRICK FACING
VAPOR BARRIER
6-10" [150-250] CONC STEM WALL
3" XPS RIGID INSULATION
FROST LINE (FOUNDATION TO BE ENGINEERED)

⑥ TYPICAL FOUNDATION SECTION
SCALE: 1" = 1'-0" [~1:10]


DOOR
4x4 SILL EXTENSION
1ST FLOOR (T.O. FINISH)
T&G DECKING
LAG BOLT THRU LEDGER BD
2x8 DECK JOIST
2x12 JOIST
DRIP FLASHING OVER SHEATHING & WRB
2x8 PT SILL PLATE W/ ANCHOR BOLT
10" [250] CONCRETE STEM WALL
VAPOR BARRIER
3" XPS INSULATION FOR CONDITIONED CRAWLSPACE

⑨ FOUNDATION @ DOOR SILL
SCALE: 1" = 1'-0" [~1:10]


8x8 WOOD POST W/ 1" CHAMFERS SITTING ON PT 2x8 SILL PLATE
ROT-RESISTANT BASE MOLDING
2x8 PT DECK JOISTS
T&G WOOD DECKING
1-2% SLOPE
1x10 BOARD & 1" [25] CAVETTO
ANCHOR BOLT @ PT SILL PLATE & BRICK / CONCRETE PIER
FACE BRICKS @ STOOP
CONCRETE FOUNDATION
BRICK PIER W/ CONC INFILL
7.75" [195] MAX, TYP.
GRADE

⑫ LOWER PORCH DECK & POST
SCALE: 1" = 1'-0" [~1:10]

OPEN-SOURCE ARCHITECTURAL DRAWINGS

A DESIGN BY JAY OSBORNE

SOUTHERN FARMHOUSE

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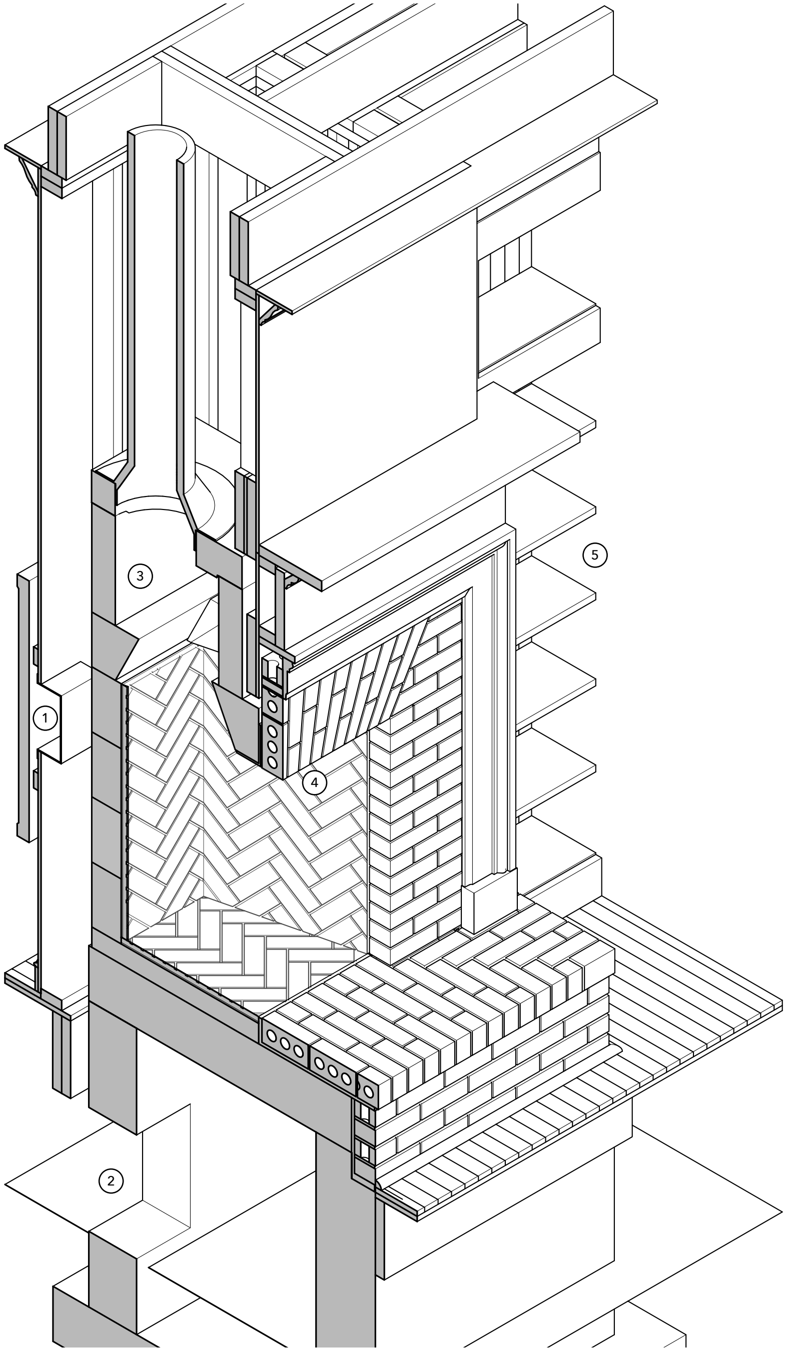
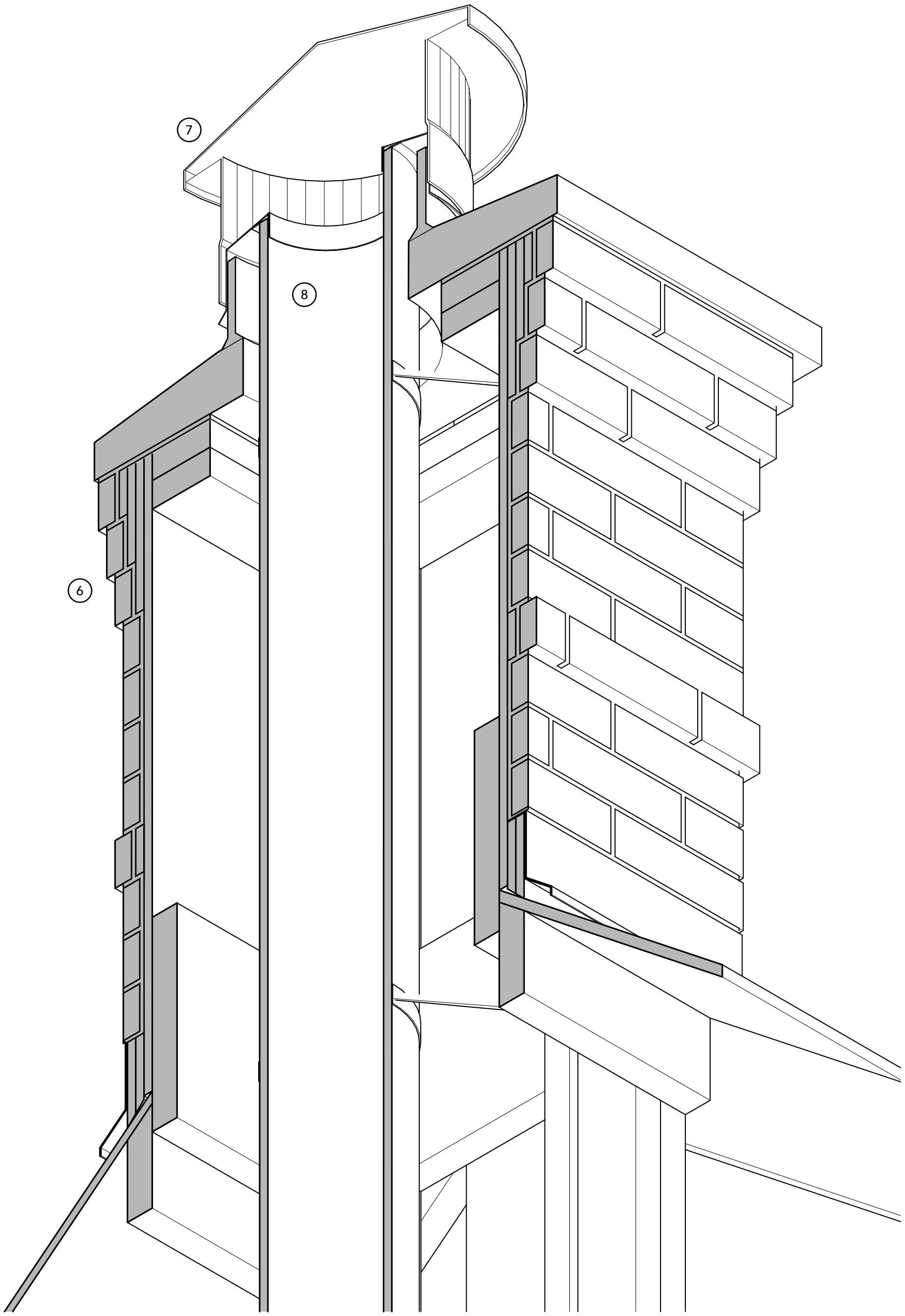
EXTERIOR DETAILS

A5.1





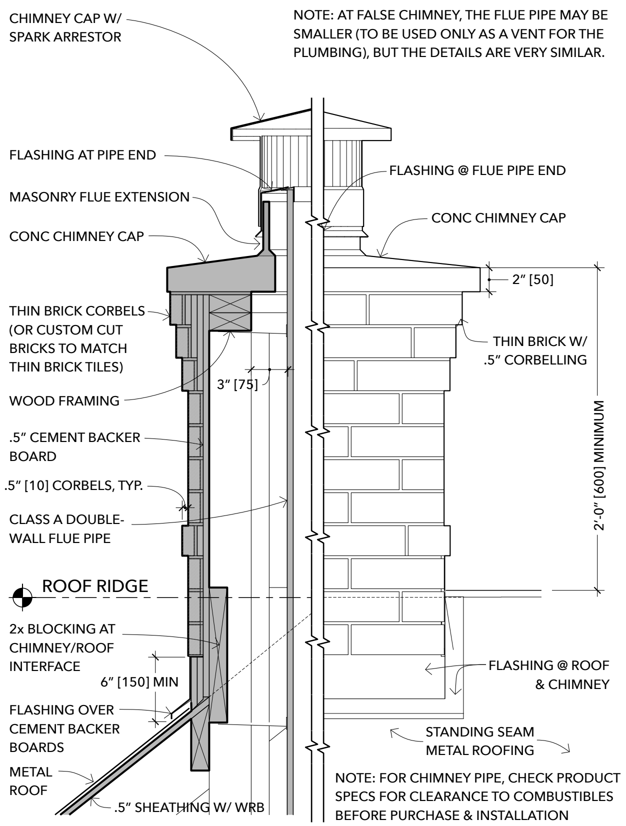
SOUTHERN FARMHOUSE

FIREPLACE & CHIMNEY

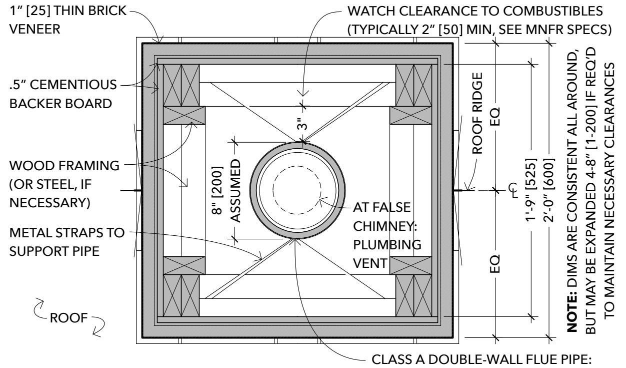
JAY OSBORNE

(1) This recessed electrical outlet box keeps you from having to deal with visible cords. **(2)** Under the hearth, you can put a time capsule in the foundation, and an access door. **(3)** The Isokern masonry kit makes it easier to build a real fireplace. **(4)** A brick jack arch is able to span without a steel lintel, just like in old construction. **(5)** Built-in shelving can be built later as your budget allows, but the fireplace is likely a different situation.

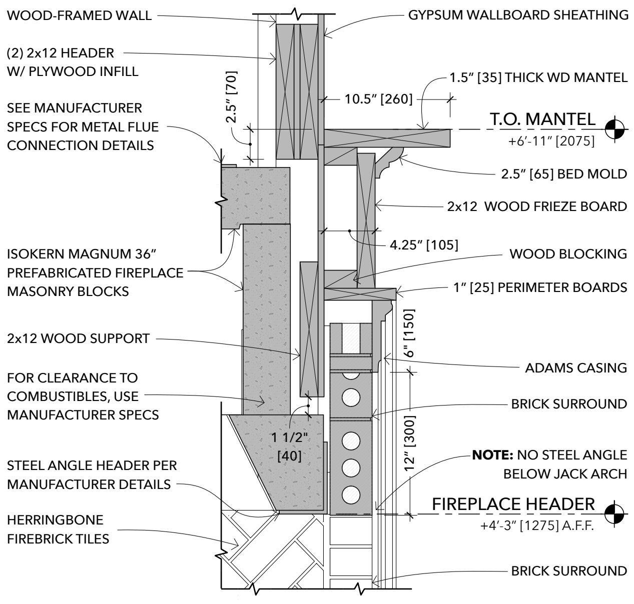
(6) Thin brick veneer can be used for the chimneys. Being so far from the ground, the tiny imperfections are less problematic, but corbels make it look truly historical. These corbels can be made using stacked backer board, or custom cut bricks. **(7)** A chimney cap and spark arrestor. **(8)** The metal flue of the fireplace requires certain clearances. At the false chimney, the smaller plumbing pipe vent would be built in a similar way.


CHIMNEY CAP W/ SPARK ARRESTOR
NOTE: AT FALSE CHIMNEY, THE FLUE PIPE MAY BE SMALLER (TO BE USED ONLY AS A VENT FOR THE PLUMBING), BUT THE DETAILS ARE VERY SIMILAR.
FLASHING AT PIPE END
FLASHING @ FLUE PIPE END
MASONRY FLUE EXTENSION
CONC CHIMNEY CAP
CONC CHIMNEY CAP
2" [50]
THIN BRICK CORBELS (OR CUSTOM CUT BRICKS TO MATCH THIN BRICK TILES)
THIN BRICK W/ .5" CORBELLING
3" [75]
WOOD FRAMING
.5" CEMENT BACKER BOARD
2'-0" [600] MINIMUM
.5" [10] CORBELS, TYP.
CLASS A DOUBLE-WALL FLUE PIPE
ROOF RIDGE
2x BLOCKING AT CHIMNEY/ROOF INTERFACE
6" [150] MIN
FLASHING @ ROOF & CHIMNEY
FLASHING OVER CEMENT BACKER BOARDS
STANDING SEAM METAL ROOFING
METAL ROOF
.5" SHEATHING W/ WRB
NOTE: FOR CHIMNEY PIPE, CHECK PRODUCT SPECS FOR CLEARANCE TO COMBUSTIBLES BEFORE PURCHASE & INSTALLATION

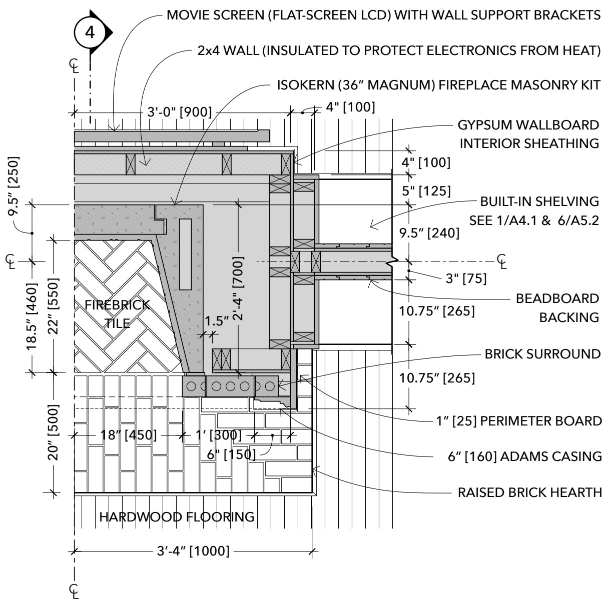
1 CHIMNEY SECTION / ELEVATION
SCALE: 1-1/2" = 1'-0" [~1:10]


1" [25] THIN BRICK VENEER
WATCH CLEARANCE TO COMBUSTIBLES (TYPICALLY 2" [50] MIN, SEE MNFR SPECS)
.5" CEMENTIOUS BACKER BOARD
3"
ROOF RIDGE
EQ
EQ
1'-9" [525]
2'-0" [600]
8" [200] ASSUMED
WOOD FRAMING (OR STEEL, IF NECESSARY)
AT FALSE CHIMNEY: PLUMBING VENT
METAL STRAPS TO SUPPORT PIPE
NOTE: DIMS ARE CONSISTENT ALL AROUND, BUT MAY BE EXPANDED 4-8" [1-200] IF REQ'D TO MAINTAIN NECESSARY CLEARANCES
ROOF
CLASS A DOUBLE-WALL FLUE PIPE: DURAVENT OR SIMILAR

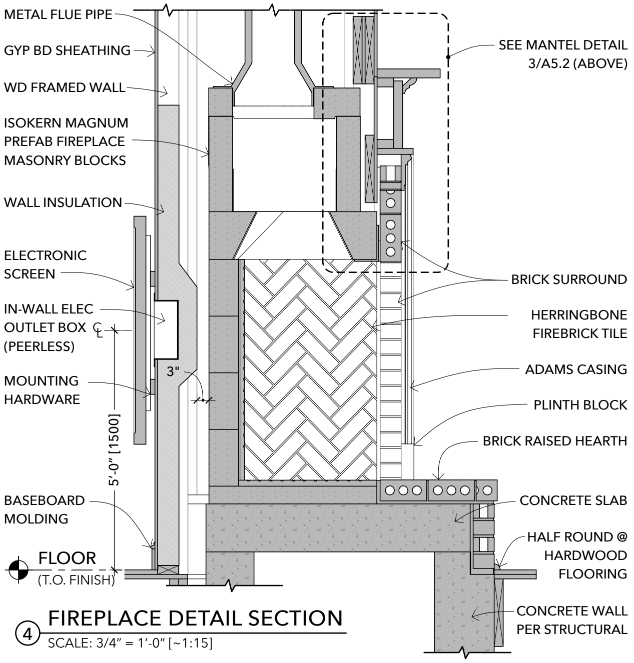
2 CHIMNEY DETAIL PLAN
SCALE: 1-1/2" = 1'-0" [~1:10]


WOOD-FRAMED WALL
GYPSUM WALLBOARD SHEATHING
(2) 2x12 HEADER W/ PLYWOOD INFILL
1.5" [35] THICK WD MANTEL
10.5" [260]
2.5" [70]
SEE MANUFACTURER SPECS FOR METAL FLUE CONNECTION DETAILS
T.O. MANTEL
+6'-11" [2075]
2.5" [65] BED MOLD
2x12 WOOD FRIEZE BOARD
4.25" [105]
WOOD BLOCKING
ISOKERN MAGNUM 36" PREFABRICATED FIREPLACE MASONRY BLOCKS
1" [25] PERIMETER BOARDS
2x12 WOOD SUPPORT
6" [150]
ADAMS CASING
FOR CLEARANCE TO COMBUSTIBLES, USE MANUFACTURER SPECS
BRICK SURROUND
1 1/2" [40]
12" [300]
NOTE: NO STEEL ANGLE BELOW JACK ARCH
STEEL ANGLE HEADER PER MANUFACTURER DETAILS
FIREPLACE HEADER
+4'-3" [1275] A.F.F.
HERRINGBONE FIREBRICK TILES
BRICK SURROUND

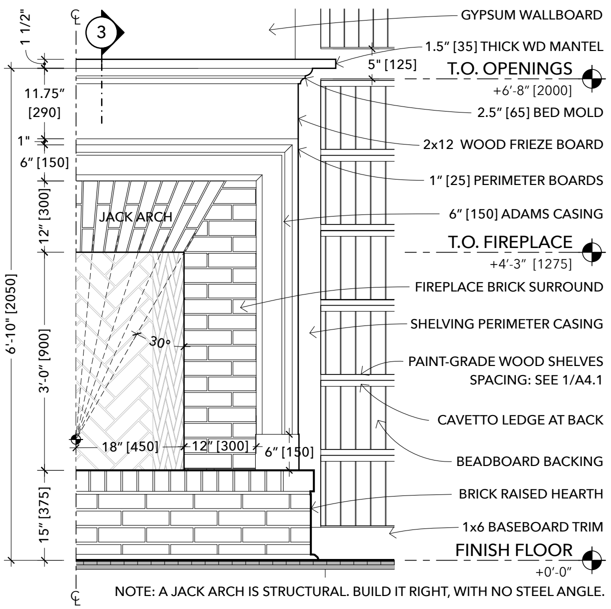
3 FIREPLACE MANTEL DETAIL
SCALE: 1-1/2" = 1'-0" [~1:10]



5 FIREPLACE DETAIL PLAN VIEW
SCALE: 3/4" = 1'-0" [~1:15]



4 FIREPLACE DETAIL SECTION
SCALE: 3/4" = 1'-0" [~1:15]



6 FIREPLACE DETAIL ELEVATION
SCALE: 3/4" = 1'-0" [~1:15]

A DESIGN BY JAY OSBORNE

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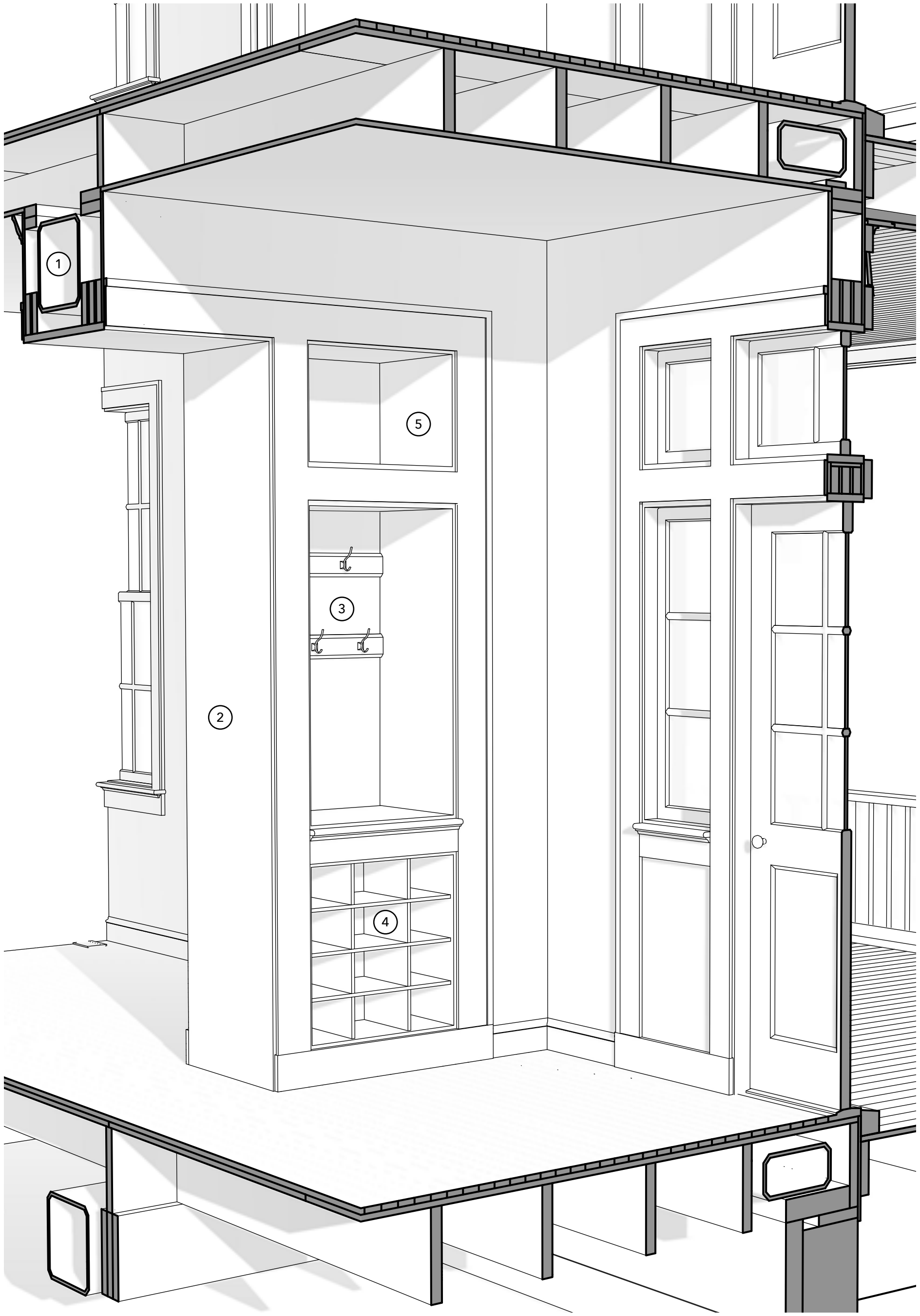
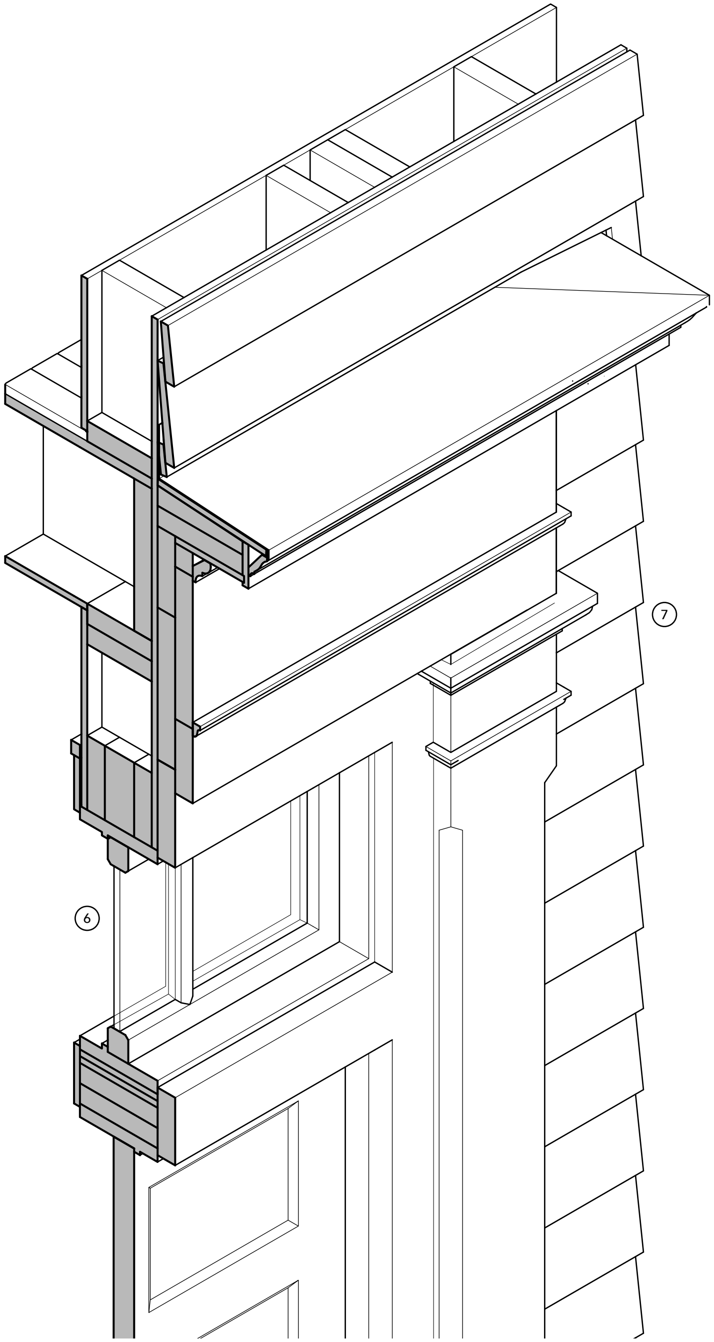
FIREPLACE & CHIMNEY DETAILS

A5.2





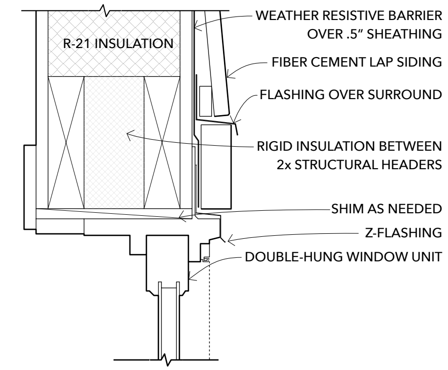
(1) The design provides ample room for ductwork. Another good reason to use thick walls and a room-based layout. **(2)** These thick walls make the house feel stronger and older. They also provide threshold moments between rooms. **(3)** Coat hooks in a niche. **(4)** Shoe cubbies can also be used to organize other items, like purses and lunchboxes. **(5)** This upper niche is less accessible, but can be useful for items you want to display.

SOUTHERN FARMHOUSE

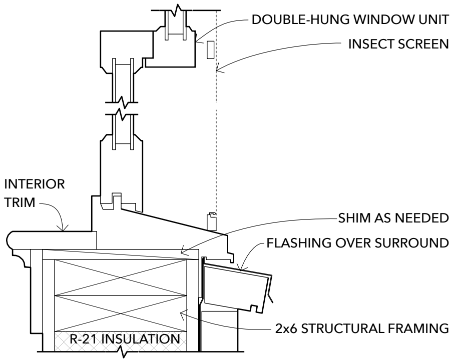
DOORS & WINDOWS

JAY OSBORNE

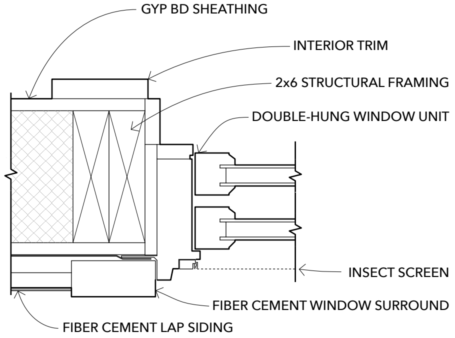
(6) Transom windows are great for cross breezes in the central hall, while maintaining the security of closed doors. **(7)** Wood or fiber-cement siding both allow intricate detailing around door and window openings. They look historical, unlike vinyl or aluminum siding. It's impossible to create convincing details with flimsy snap-in-place siding. So don't compromise on this as you budget your home. Don't use tacky siding materials like vinyl.



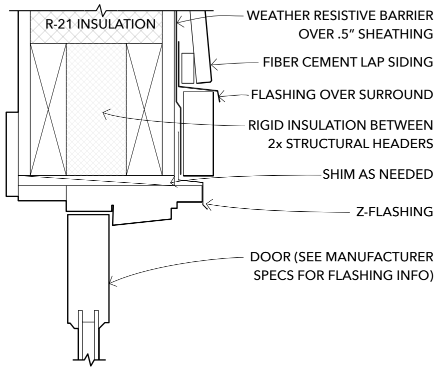
① TYPICAL WINDOW HEAD DETAIL
SCALE: 3" = 1'-0" [~1:5]



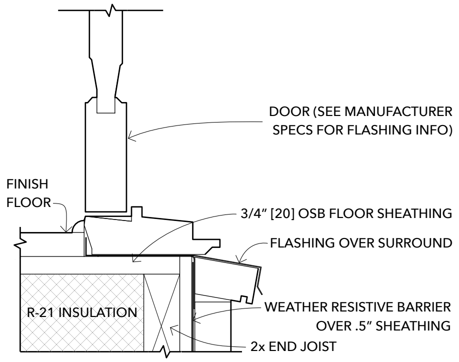
② TYPICAL WINDOW SILL DETAIL
SCALE: 3" = 1'-0" [~1:5]



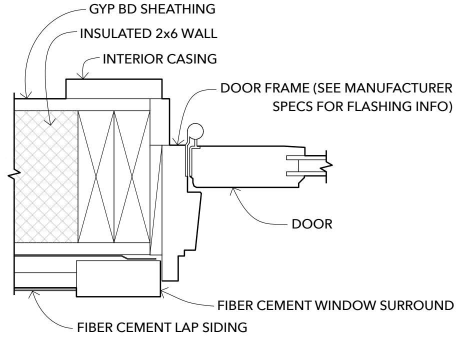
③ TYPICAL WINDOW JAMB DETAIL
SCALE: 3" = 1'-0" [~1:5]


R-21 INSULATION
WEATHER RESISTIVE BARRIER OVER .5" SHEATHING
FIBER CEMENT LAP SIDING
FLASHING OVER SURROUND
RIGID INSULATION BETWEEN 2x STRUCTURAL HEADERS
SHIM AS NEEDED
Z-FLASHING
DOOR (SEE MANUFACTURER SPECS FOR FLASHING INFO)

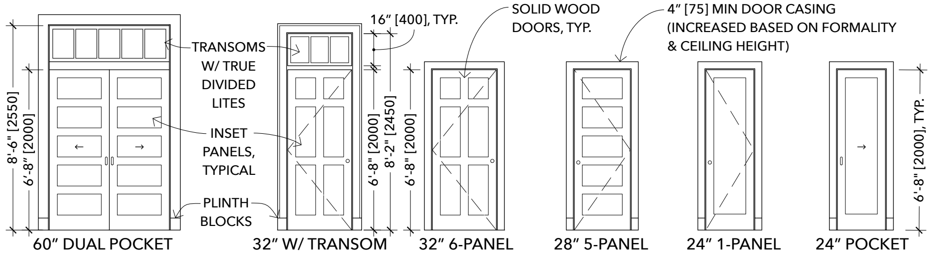
④ TYPICAL EXT DOOR HEAD DETAIL
SCALE: 3" = 1'-0" [~1:5]


DOOR (SEE MANUFACTURER SPECS FOR FLASHING INFO)
FINISH FLOOR
3/4" [20] OSB FLOOR SHEATHING
FLASHING OVER SURROUND
R-21 INSULATION
WEATHER RESISTIVE BARRIER OVER .5" SHEATHING
2x END JOIST

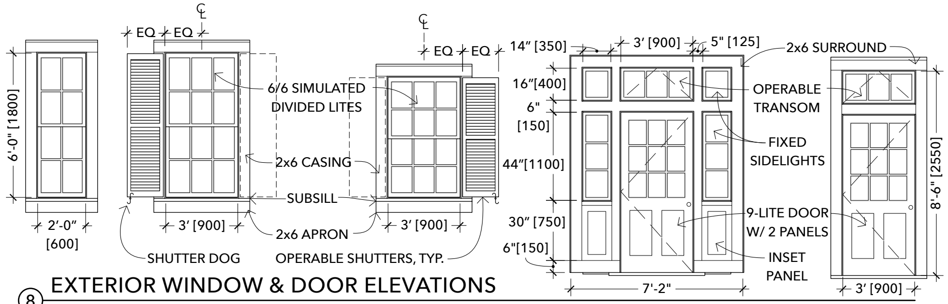
⑤ TYPICAL EXT DOOR SILL DETAIL
SCALE: 3" = 1'-0" [~1:5]


GYP BD SHEATHING
INSULATED 2x6 WALL
INTERIOR CASING
DOOR FRAME (SEE MANUFACTURER SPECS FOR FLASHING INFO)
DOOR
FIBER CEMENT WINDOW SURROUND
FIBER CEMENT LAP SIDING

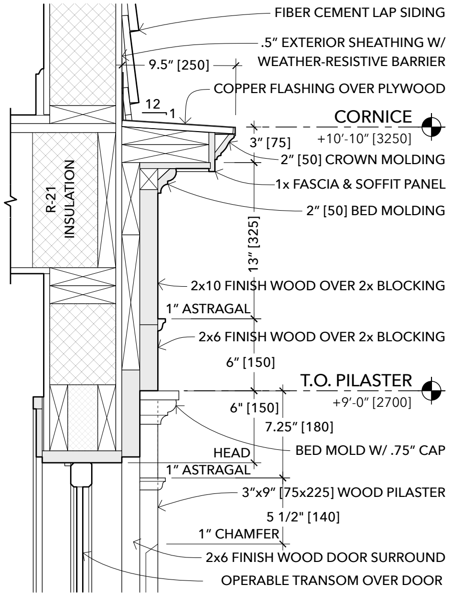
⑥ TYPICAL EXT DOOR JAMB DETAIL
SCALE: 3" = 1'-0" [~1:5]



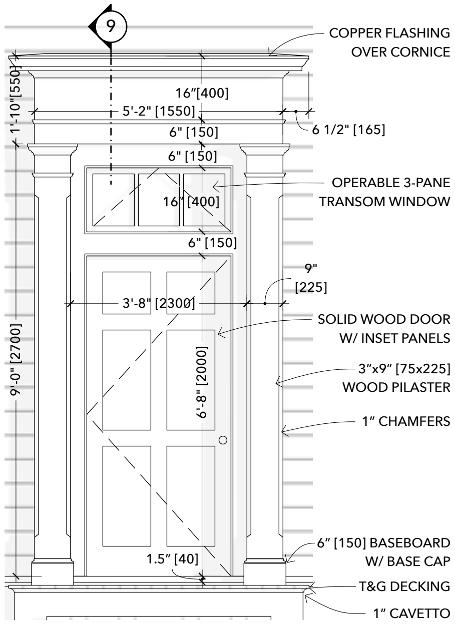
⑦ INTERIOR DOOR ELEVATIONS
SCALE: 1/4" = 1'-0" [~1:50]



⑧ EXTERIOR WINDOW & DOOR ELEVATIONS
SCALE: 1/4" = 1'-0" [~1:50]



⑨ ENTABLATURE @ DOOR SURROUND
SCALE: 1-1/2" = 1'-0" [~1:10]



⑩ DOOR SURROUND DETAIL VIEW
SCALE: 1/2" = 1'-0" [~1:20]

A DESIGN BY JAY OSBORNE

SOUTHERN FARMHOUSE

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+ For more project history and credits, see A0.1

DOORS & WINDOWS
A5.3

Fixtures

A Real Fireplace
Isokern Magnum

Though you could put a gas insert into this unit, this masonry kit of parts makes it easy to build a wood-burning fireplace. In the end, a slightly smoky scent always makes a house feel more cozy and historical.

Washer/Dryer Combo
Haier HWD1600BW

Useful for the upstairs laundry closet, this ventless machine washes and dries, so you don't need to move soggy clothing from one machine to another. More heavy duty laundry can be done downstairs.

Tankless Water Heater
Stiebel Eltron Tempra

Instead of having a massive water tank that wastes energy in the middle of the night, this requires less space and provides hot water when you want it. No need to let the shower run for minutes as it heats up.

Clawfoot Bathtub
Streamline N341CH-CH 59"

Though a vintage antique would be preferred, you could also support the next generation of antiques. This tub, made of acrylic, will never be a rust bucket. Steel may feel sturdier, but is colder to the touch.

Space-Conscious Toilet
Aquia Wall Hung Toilet CT418F

The powder room on the first level is tiny, but the mirror wall will make it seem twice as large. For the other bathroom, you have more choices for a toilet. But space is very constrained in this water closet.

Compact Corner Sink
Elizabethan Classics ETCB Basin

That tiny half bath needs the most compact fixtures that you can find. Required clearances demand small fixtures, like this little sink. Be sure to verify that the clearances meet your local code requirements.

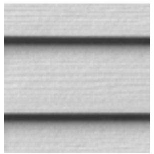
Materials

Bricks that feel authentic
Old Carolina Brick Company

Don't use machine-made bricks that are wire cut, with a scratchy surface. Sand-face or handmade bricks have an authentic feel. This attention to materiality makes a major difference in the overall impression of a house.

Thin Brick Veneer
Glen-Gery

Though occasionally applied poorly, thin bricks can be useful for making beautiful chimneys, especially when the details are far from view. Requiring little structure, they are applied to a surface, much like ceramic tiles.



Fiber Cement Clapboard Siding
James Hardie Artisan Lap Siding

Don't use vinyl or aluminum siding. Just don't. Wood is great, but fiber cement also has convincing details. Less expensive than wood siding, it's also stable, so it needs less painting. It also resists bugs, rot, and fire.

Metal Roofing
Standing Seam Panels

The most durable, long-lasting roofing you can pick, standing seam panels have survived even on derelict houses. For less cost, use 5V panels. Just don't use industrial metal roofing, with the large corrugations.

Inexpensive Cabinetry
IKEA Sektion

You're not expected to put this together by yourself, but you can. The best designers often specify these cheap cabinets, and then use high-quality materials for the doors and hardware. Maybe a future upgrade?

Operable Window Shutters
Timberlane Louvered Shutters

Fake, screw-on window shutters are as corny as clip-on ties. Real shutters are functional. They provide shade, privacy, and protection. Use board & batten shutters for a low-cost alternative. Or use none at all.

Resources

Get Your House Right

Marianne Cusato & Ben Pentreath
Get Your House Right

It isn't easy to design an authentic traditional house. Such designs are more than a checklist of features. This book shows how some decisions make the difference between an elegant house and a sad joke.

Steve Mouzon & Susan Henderson
Traditional Construction Patterns

You might not know why a house looks old, but it often relates to proportions. This book explains the do's and don'ts of traditional design. It is easy to fail at this, so don't rely too much on your intuition.

A Pattern Language

Christopher Alexander, et al.
A Pattern Language

This classic book demonstrates the best way to communicate designs — based on timeless desires, not flashy fashions. Its sharp opinions help spark many ideas, but don't try to implement every idea at once.

HOW BUILDINGS LEARN

Stewart Brand
How Buildings Learn

Thinking about old houses at a high level, this book explains in detail all the ways they change over time. By designing for inevitable alterations, buildings can be more sustainable, in the truest sense of the word.

Residential Building Codes Illustrated

Winkel, Collins, Juroszek, and Ching
Residential Building Codes Illustrated

Illegal or just illegible? This book clarifies building codes with visual diagrams. All jurisdictions have their own requirements, but most of them are only derivations of the International Residential Code.

SketchUp & LayOut for Architecture

Nick Sonder
SketchUp & LayOut for Architecture

The software you can use to edit this house design is remarkably simple to learn, but this book will save you many headaches. Most architects create models with SketchUp, but don't know how to make plans with it.

In one sense, houses are products, made out of products, made out of more products. Building a house is like going on a shopping spree. Yet, for even the most passionate shopaholic, it can be an overwhelming process. By the time a building is completed, a homeowner is usually exhausted from hemorrhaging money. When going through this process, it's important to communicate a hierarchy of desires, and budget accordingly.

It's also important to remember that some things can be improved later. For instance, you could use low-cost board-and-batten window shutters, then get louvered shutters later. Or perhaps you use asphalt shingle roofing, saving for metal roofing in 10-20 years. A basement can even start its life as a crawlspace. But some things must be done right the first time. Whatever your heart desires, make sure to write it down in a list of priorities.

MARK	ITEM	SIZE	MATERIAL	NOTES	MANUFACTURER / MODEL
F-00	BRICK	-	SMOOTH BRICK	SOLID RED COLOR, SAND-FACED, AVOID WIRE CUT OR “EXTRUDED” LOOK	OLD CAROLINA BRICK COMPANY
F-02	EXTERIOR BRICK TILE	1/2” THICK	RECLAIMED BRICK	THIN BRICK VENEER, SMOOTH RED COLOR, FOR USE AT CHIMNEY	GLEN-GERY
F-04	FIREBRICK TILE	-	FIREBRICK	LAID HERRINGBONE PATTERN, FOR USE IN FIREPLACE	-
F-20	FLOOR DECKING	1x4	PAINTED WOOD	TONGUE & GROOVE, UNPAINTED CEDAR PREFERRED, PAINTED WORKS FINE	RECLAIMED PREFERRED.
F-22	PORCH COLUMN	8x8	PAINTED WOOD	CHAMFERED 1” FROM EDGES, STRUCTURALLY TIE TOGETHER STACKED POSTS	-
F-24	CLAPBOARD SIDING	6” [150]	FIBER CEMENT	VINYL AND ALUMINUM SIDING ARE FORBIDDEN (DETAILS NEVER LOOK RIGHT).	JAMES HARDIE / ARTISAN LAP SIDING
F-26	EXT OPENING CASING	5-6”	FIBER CEMENT	FOR ALL SIDING, WOOD IS STILL AN OPTION. CEDAR PREFERRED.	.75” THICK HARDIPLANK
F-28	BED MOLDING	2.5”	ROT-RESISTANT	PAINTED. EXTERIOR-GRADE. WOOD PREFERRED.	-
F-30	ASTRAGAL	1” [25]	ROT-RESISTANT	PAINTED. VARIOUS EXTERIOR-GRADE MATERIAL OPTIONS, LIKE VINYL, ARE OK.	-
F-32	CROWN MOLDING	3-6”	ROT-RESISTANT	PAINTED. EXTERIOR-GRADE. WOOD PREFERRED.	-
F-40	5V METAL ROOF PANELS	2-3” BDS	GALV STL OR COPPER	THIN BRICK VENEER, NARROW (1/4”) MORTAR JOINTS, SMOOTH RED COLOR	-
F-42	STANDING SEAM ROOF	16” O.C.	GALVALUME	METAL. NO CORRUGATIONS. USE 5V PANELS FOR ECONOMICAL OPTION.	-
F-44	HALF-ROUND GUTTER	5” DIA	COPPER	GALV STEEL ALSO AN OPTION. ADJUST SIZE ACCORDING TO CLIMATE.	-
F-48	CHIMNEY CAP	~2’X2’	CONCRETE	FIT TO METAL FLUE BELOW AND MASONRY UNIT ABOVE.	-
F-50	KITCHEN COUNTERTOP	1.5-2”	-	CHOOSE: QUARTZ, BUTCHER BLOCK, PORCELAIN TILE, GRANITE, SOAPSTONE	CHOICE BY HOMEOWNER.
F-52	BATHROOM COUNTERTOP	1.5-2”	-	CHOOSE: CERAMIC, QUARTZ, PORCELAIN, BUTCHER BLOCK, GRANITE, MARBLE	CHOICE BY HOMEOWNER.
F-60	HARDWOOD FLOOR	2-3” BDS	FINISH WOOD	TONGUE & GROOVE, STAINED. CREATE FLOOR PATTERNS AS DESIRED.	RECLAIMED PREFERRED.
F-62	FLOOR TILE	1-2” HEX	CERAMIC	HEXAGONAL PATTERN. WHITE COLOR, SMALLEST TILES PREFERRED	-
F-64	WALL TILE	4” SQUARE	CERAMIC	WHITE SUBWAY TILE, OR CHOICE BY HOMEOWNER.	-
F-68	BASE MOLDING	.5”x5”	FINISH WOOD	MAY INCLUDE DECORATIVE BASE CAP MOLDING.	-
F-72	INT OPENING CASING	.5”X5”	WOOD	PAINTED, WITH .1”-THICK PLINTH BLOCK AT BASE	-
F-74	BEADBOARD	1/2”	COMPOSITE PANEL	EXTERIOR GRADE BEADBOARD TO BE USED AT PORCH CEILING.	-
F-76	WAINSCOT CAP	-	WOOD	PAINTED	-
F-78	HANDRAIL	2”	FINISH WOOD	STAINED SAME COLOR AS FLOOR. MAKE SURE TO FOLLOW ALL REGULATIONS.	-
F-79	NEWEL POST	4x4	WOOD	PAINTED, MODESTLY DECORATIVE. RECLAIMED/ANTIQUE PREFERRED.	-
F-80	BALLUSTERS	2x2	WOOD	PAINTED, MODESTLY DECORATIVE. RECLAIMED/ANTIQUE PREFERRED.	-
F-82	CROWN MOLDING	4-6”	WOOD	PAINTED, MDF ALLOWED FOR INTERIOR USE ONLY	-
F-90	WINDOW SHUTTERS	SEE NOTE	WOOD/COMPOSITE	THOU SHALT MAKE THE SHUTTERS OPERABLE, AND SIZED TO EACH WINDOW.	TIMBERLANE. OR BOARD & BATTEN.

① MATERIALS SCHEDULE

SEE A4.0, A4.2, A4.3, A4.4

MARK	ITEM	SIZE	NOTES	MANUFACTURER / MODEL
X-00	REFRIGERATOR	36” MAX WIDTH	ENERGY STAR, COUNTER DEPTH (29” DEEP MAXIMUM)	CHOICE BY HOMEOWNER
X-02	KITCHEN SINK	30” UNIT WIDTH	DOUBLE BOWL, VITREOUS CHINA PREFERRED	HIGHPOINT COLLECTION OR SINKOLOGY FIRECLAY
X-04	RANGE / OVEN	24”x24”x36”	-	-
X-06	MICROWAVE/VENT COMBO	24” [600] WIDTH	FOR SIZE FLEXIBILITY, CABINET ABOVE THIS UNIT MAY BE OPEN SHELVING	FRIGIDAIRE UMV1422 US
X-08	WATER FAUCET	-	CHOICE BY HOMEOWNER.	-
X-12	DISHWASHER	24” [600] WIDTH	-	-
X-16	FLOOR CABINETS	VARIES	FOR AN ECONOMICAL OPTION, USE IKEA UNITS WITH CUSTOM DOORS.	IKEA / SEKTION
X-18	WALL CABINETS	VARIES	GLASS DOORS, WITH MANY PANES, PREFERRED. DOORS MAY BE BUILT DIY.	IKEA / SEKTION
X-19	PANTRY CABINET	24x36x104	FULL-HEIGHT CABINET MAY BE MULTIPLE, STACKED. ALIGN WITH OTHERS.	IKEA / SEKTION
X-20	TOILET	26”x18”	SINGLE BOWL, VITREOUS CHINA. STANDARD SIZE.	TOTO / ROWAN CST405MF OR EQUIVALENT
X-22	WC TOILET	2’ MAX LENGH	WALL HUNG, 1.6 GPF (OR LOWER) SIZE CRITICAL FOR PROPER CLEARANCES.	AQUIA / WALL HUNG DUAL FLUSH TOILET CT418F
X-24	CORNER SINK	2’ MAX LENGTH	VITREOUS CHINA, WALL HUNG OR PEDESTAL, SIZE CRITICAL FOR CLEARANCES.	ELIZABETHAN CLASSICS / ETCB CORNER BASIN
X-26	BATHROOM VANITY	30”(& 36”) WIDE	CABINETS AND COUNTERTOP SURFACES TO BE CHOSEN BY HOMEOWNER.	-
X-28	SHOWER (SHARED)	30x48 [750x1200]	WALL TILE. GLASS DOORS OR CURTAIN. OPT: CONT. SLOPED TILE FLR.	-
X-29	SHOWER (ENSUITE. BATH)	36x36 [900x900]	FOR STEAM SHOWER OPTION: CURTAINS & CONT. SLOPED TILE FLOOR.	-
X-30	CLAWFOOT BATHTUB	36x66 MAX	ACRYLIC 59” LONG BY 28” WIDE. ANTIQUE ALSO OPTIONAL.	STREAMLINE N341CH-CH 59”
X-40	MBR BASE DRAWERS	36” WIDE	24” DEEP. MAY BE REPLACED WITH KNEE SPACE FOR A MAKEUP DESK.	IKEA / SEKTION
X-42	MBR TALL CABINET	24x24x76	MAY BE REPLACED (OR SUPPLEMENTED) WITH OPEN SHELVING	IKEA / SEKTION
X-60	MASONRY FIREPLACE UNIT	36”x36” OPEN	MAY REQUIRE CONCRETE STRUCTURAL BASE.	ISOKERN MAGNUM
X-62	WASHER DRYER COMBO	30x30x72 MAX	UPSTAIRS LAUNDRY CLOSET. VENTLESS. STACKED UNITS OPTIONAL.	HAIER HWD 1600BW
X-64	CLOTHES WASHER	~27x30	DOWNSTAIRS LAUNDRY OPTION: SIDE-BY-SIDE UNITS FOR HEAVY LOADS.	-
X-66	CLOTHES DRYER	~27x30	DOWNSTAIRS LAUNDRY OPTION: SIDE-BY-SIDE UNITS FOR HEAVY LOADS.	-
X-68	WATER HEATER	17x15x5	WALL-MOUNTED, TANKLESS, INSTANT WATER HEATER.	STIEBEL ELTRON TEMPRA
X-80	INTERIOR CEILING FAN	-	CHOICE BY HOMEOWNER.	-
X-84	EXTERIOR CEILING FAN	-	CHOICE BY HOMEOWNER.	-
X-86	EXTERIOR WALL LIGHTING	-	CHOICE BY HOMEOWNER.	-

② FIXTURES SCHEDULE

SEE A4.0, A4.2, A4.3, A4.4

ITEM	MANUFACTURER / MODEL
EXTENSION - ADA VANITY	-
EXTENSION - FULL-HEIGHT CABINET	-
EXTENSION - BATHTUB	-
EXTENSION - MUD ROOM SINK	-
INTERIOR CEILING LIGHT SCONCE	-
INTERIOR RECESSED LIGHTS @ HALL	-
INTERIOR WALL LIGHT SCONCE	-
WC (POWDER ROOM) FLOORING	-
ENSUITE BATHROOM FLOORING	-
KIT. WASTE CABINET HARDWARE	-
KIT. SINK HARDWARE	-
SHOWER HARDWARE	-
BATH SINK HARDWARE	-
WINDOW SHUTTER HARDWARE	-
METAL CHIMNEY CAP	-
(OPT) PORCH HANGING LIGHT	-
(OPT) KITCHEN FLOORING (IF UNIQUE)	-
(OPT) DECORATIVE PORCH BRACKET	-
(OPT) DECORATIVE GABLE BRACKET	-
(OPT) INT FIREPLACE BRICK (IF UNIQUE)	-

③ ADDITIONAL PRODUCT CHOICES

NOTE: MAY BE OMITTED, OR GIVEN MULTIPLE OPTIONS.

	HALL - DOWNSTAIRS	LIVING ROOM	FAMILY ROOM	DINING ROOM	KITCHEN	WC / POWDER RM	UTILITY ROOM	SERVICE HALL		HALL - UPSTAIRS	BATH - SINK / TOILET	BATH - SHOWER STALL	SITTING ROOM	MAIN BEDROOM	ENSUITE BATH	BEDROOM 2	BEDROOM 3	
HARDWOOD FLOORING	●	●	●	●	●	○	○	●	○	●	○	○	●	●	○	●	●	FLOOR
CERAMIC FLOOR TILE	○	○	○	○	○	●	●	○	○	○	●	●	○	○	●	○	○	
CONCRETE/UNFINISHED	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
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	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
GYPSUM WALLBOARD	●	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	WALLS
BEADBOARD WAINSCOT	○	○	○	○	○	●	○	○	○	●	●	○	●	○	●	○	○	
T&G WOOD PANELS	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
CERAMIC WALL TILE	○	○	○	○	○	○	○	○	○	○	○	●	○	●	○	○	○	
CONCRETE/UNFINISHED	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
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GYPSUM BOARD CEILING	●	●	●	●	○	●	●	●	○	●	●	●	●	●	●	●	●	CEILING
BEADBOARD PANELS	○	○	○	○	●	○	○	○	○	○	○	○	○	○	○	○	○	
UNFINISHED/ OPEN	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
BASEBOARD MOLDING	●	●	●	●	●	●	●	●	○	●	●	○	●	●	●	●	●	TRIM
TILE COVE BASE	○	○	○	○	○	○	○	○	○	○	○	●	○	○	○	○	○	
CROWN MOLDING	○	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	
	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	

1ST FLOOR 2ND FLOOR

④ ROOM FINISHES SCHEDULE

NO SCALE

OPEN-SOURCE ARCHITECTURAL DRAWINGS

A DESIGN BY JAY OSBORNE

SOUTHERN FARMHOUSE

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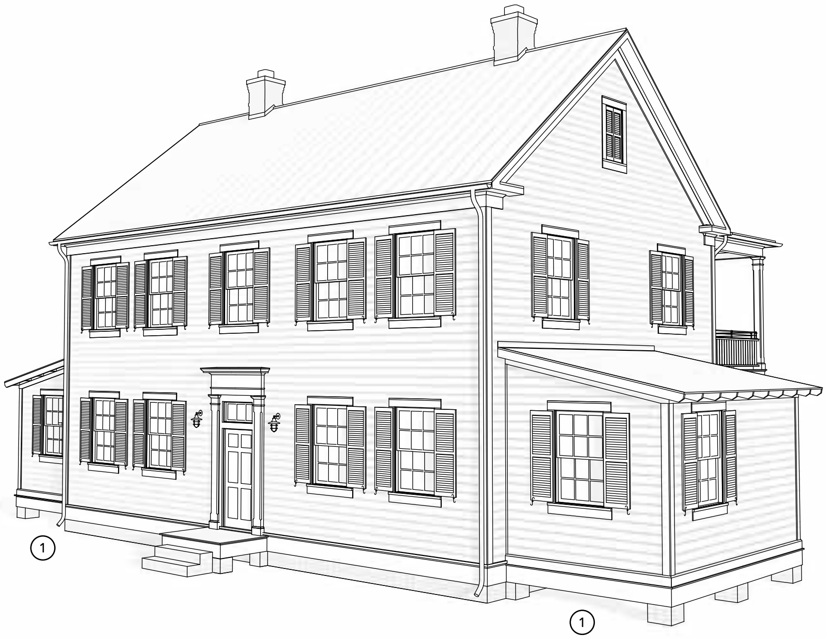
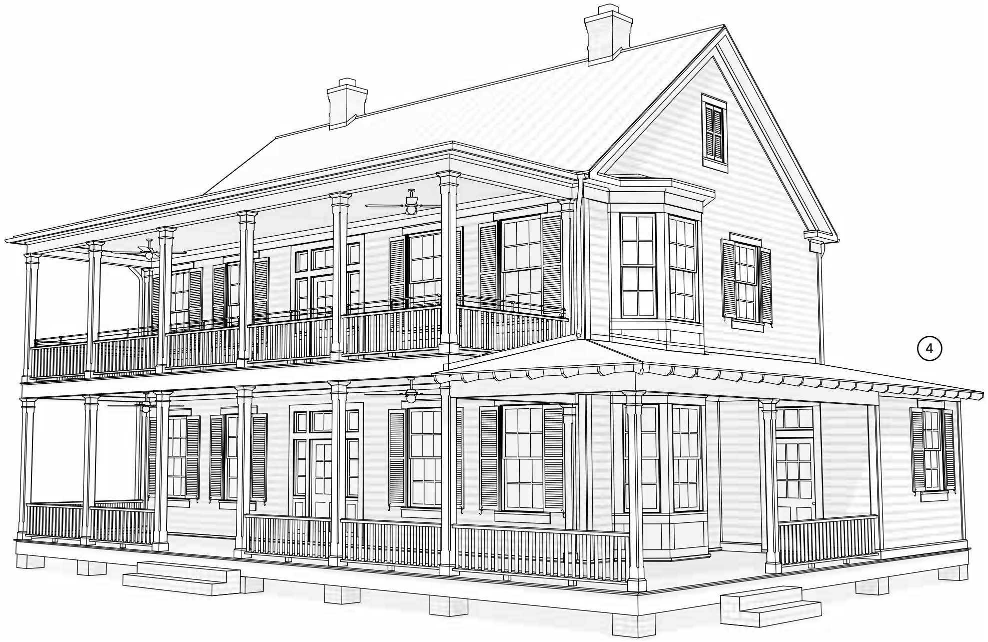
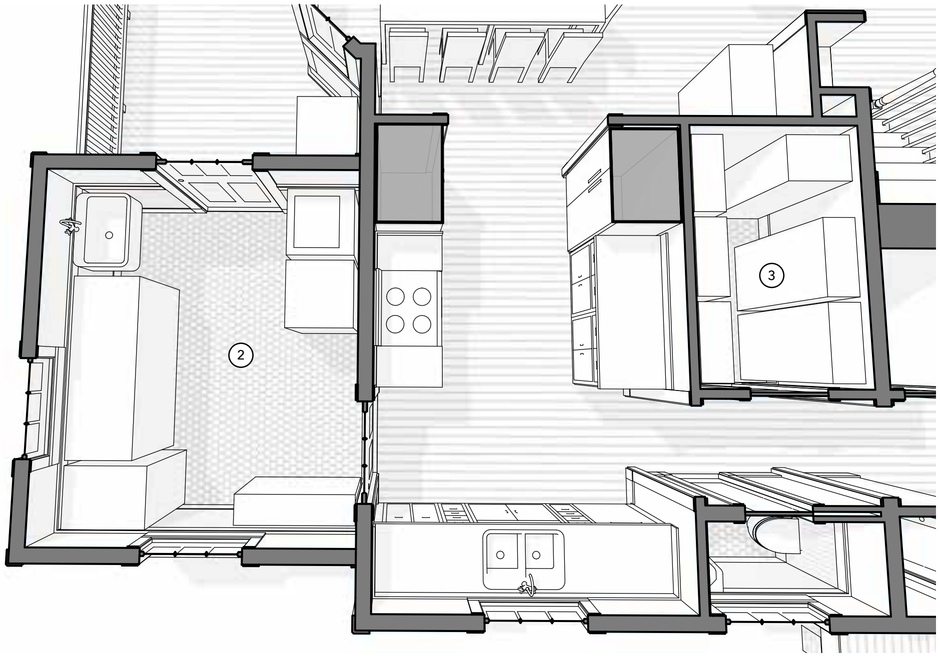
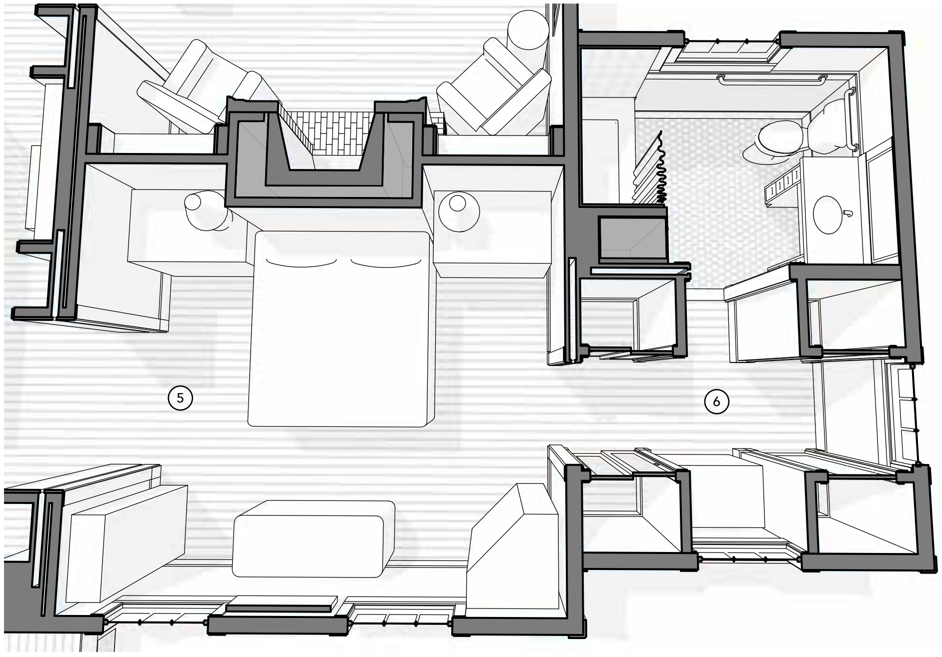
SCHEDULES

A6.0









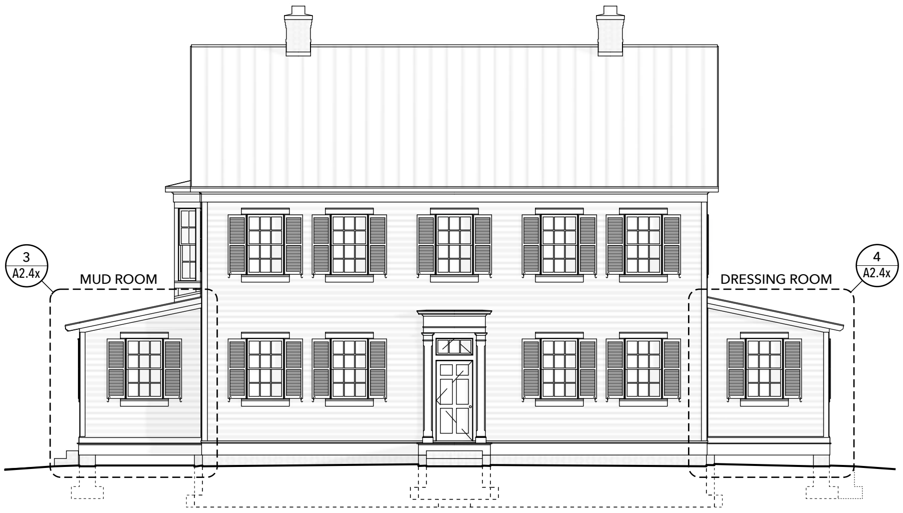
SOUTHERN FARMHOUSE

SIDE EXTENSIONS

JAY OSBORNE

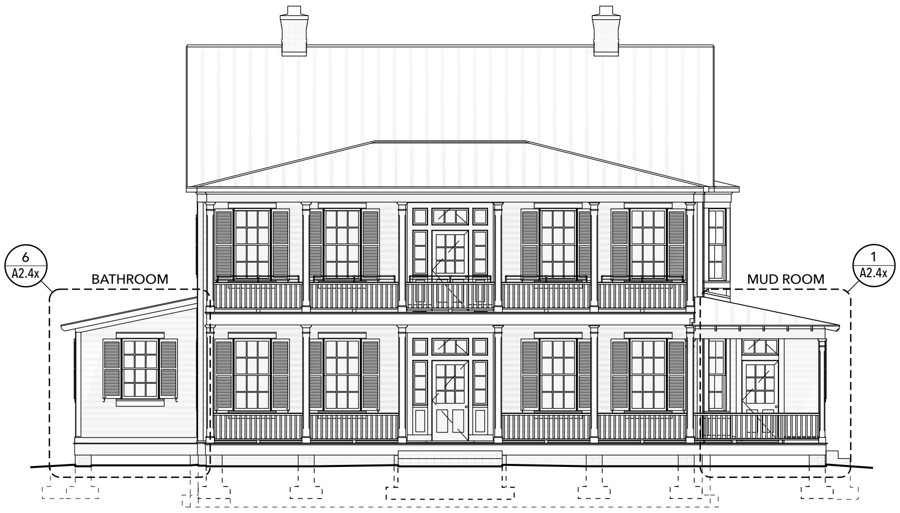
(1) The optional extensions occur symmetrically at both sides of the house. On each side, these extensions provide support functions: a mud room (and laundry area) by the kitchen, and a bathroom (and dressing area) at the bedroom. **(2)** Mud rooms are especially useful at active farms, and were often added to farmhouses as later additions. **(3)** More food storage is available inside the utility room, since the laundry is elsewhere.

(4) From the south, these side additions appear insignificant. The roof remains the same. **(5)** Double pocket doors let you to re-convert this room into a family room, if desired. Pocket doors also improve wheelchair access. **(6)** The dressing room has 4 closets, which might instead be cabinets or alcoves. The pocket doors may be open most of the time. Great for daylight and cross-breezes, this layout also gives space for turning wheelchairs.



③ NORTH ELEVATION - WITH SIDE EXTENSIONS

SCALE: 1/8" = 1'-0" [~1:100]

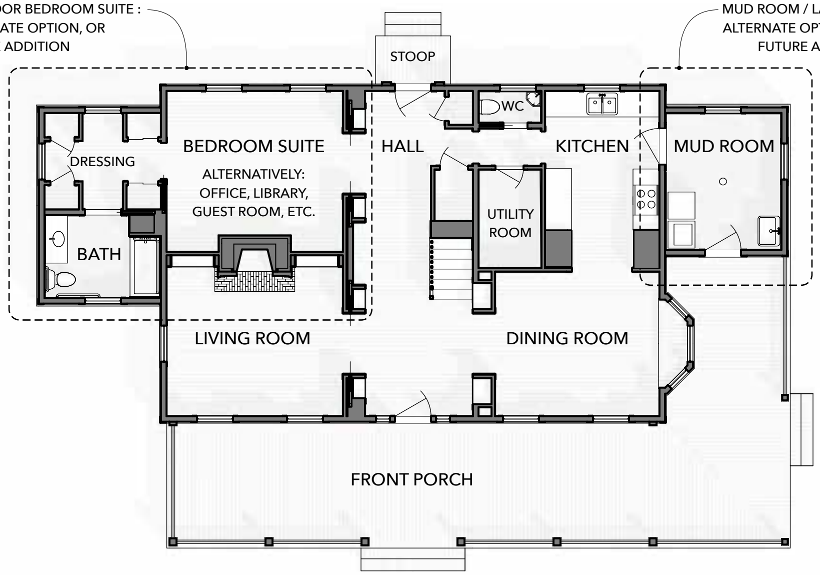


④ SOUTH ELEVATION - WITH SIDE EXTENSIONS

SCALE: 1/8" = 1'-0" [~1:100]

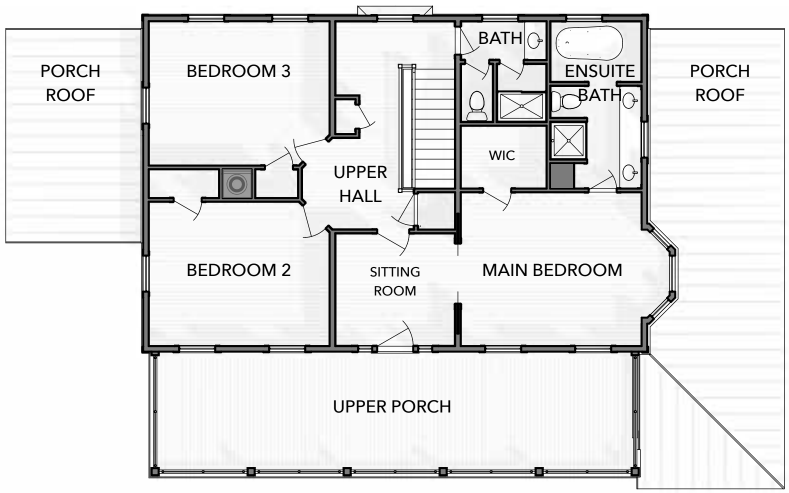
1ST-FLOOR BEDROOM SUITE :
ALTERNATE OPTION, OR
FUTURE ADDITION

MUD ROOM / LAUNDRY:
ALTERNATE OPTION, OR
FUTURE ADDITION



① 1ST FLOOR PLAN - WITH SIDE EXTENSIONS

SCALE: 1/8" = 1'-0" [~1:100] NOTE: SEE DETAIL PLAN ON SHEET A1.1x



② 2ND FLOOR PLAN (UNCHANGED)

SCALE: 1/8" = 1'-0" [~1:100] NOTE: SEE DETAIL PLAN ON SHEET A1.2

A DESIGN BY JAY OSBORNE

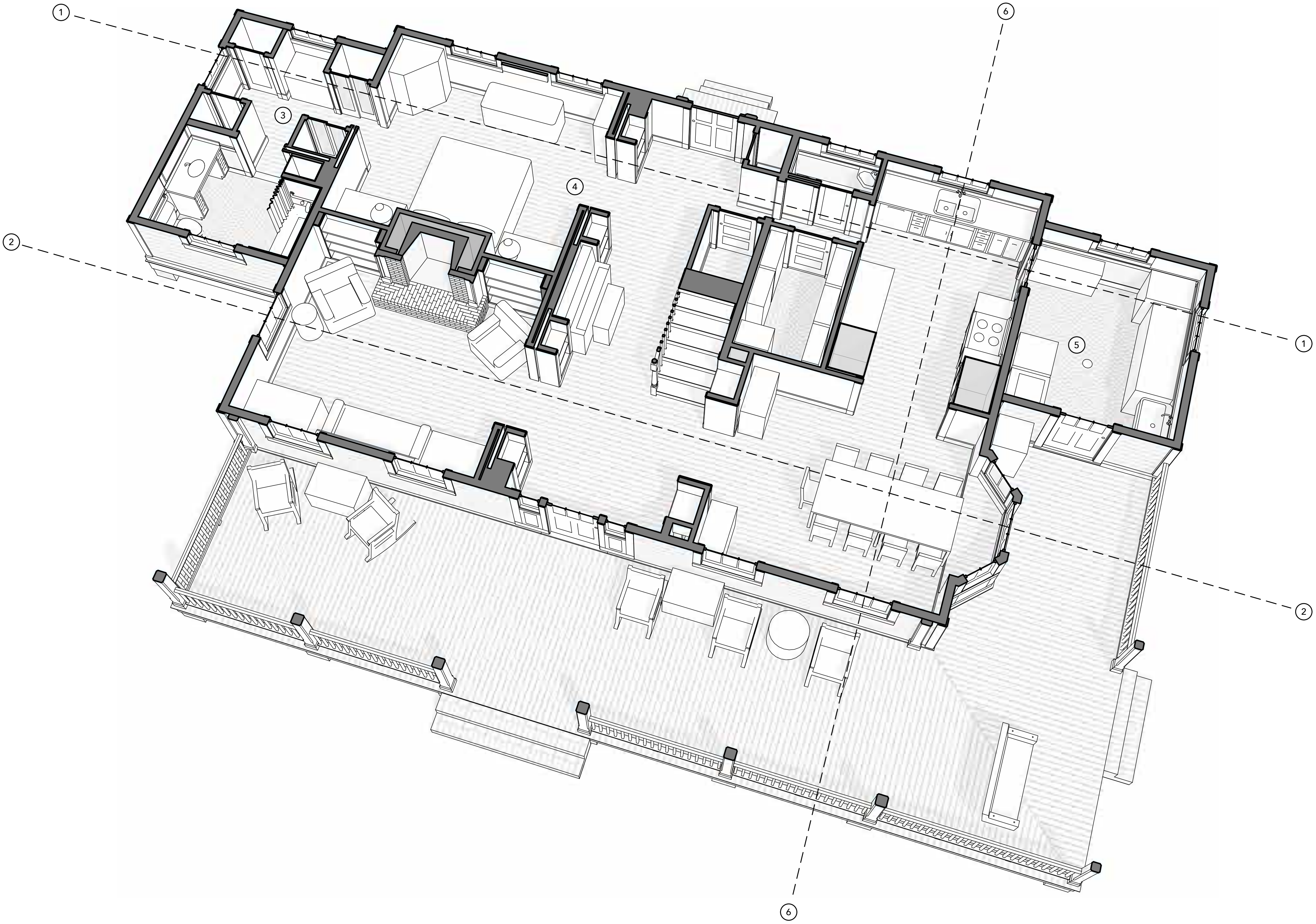
SOUTHERN FARMHOUSE

FREE FILES AVAILABLE AT FREEFARMHOUSE.COM

4	**2023-02-01**	FIRST EDITION (COMPLETED BOOK)
3	**2022-11-30**	KICKSTARTER EDITION (TEST PRINTS)
2	**2022-06-21**	1ST PUBLIC RELEASE (FILES ONLINE)
1	**2022-01-01**	SCHEMATIC DESIGN PRESENTATION
+	For more project history and credits, see A0.1	

**EXTENDED DESIGN:
INTRODUCTION**

A0.3x



SOUTHERN FARMHOUSE

1ST FLOOR: EXTENDED

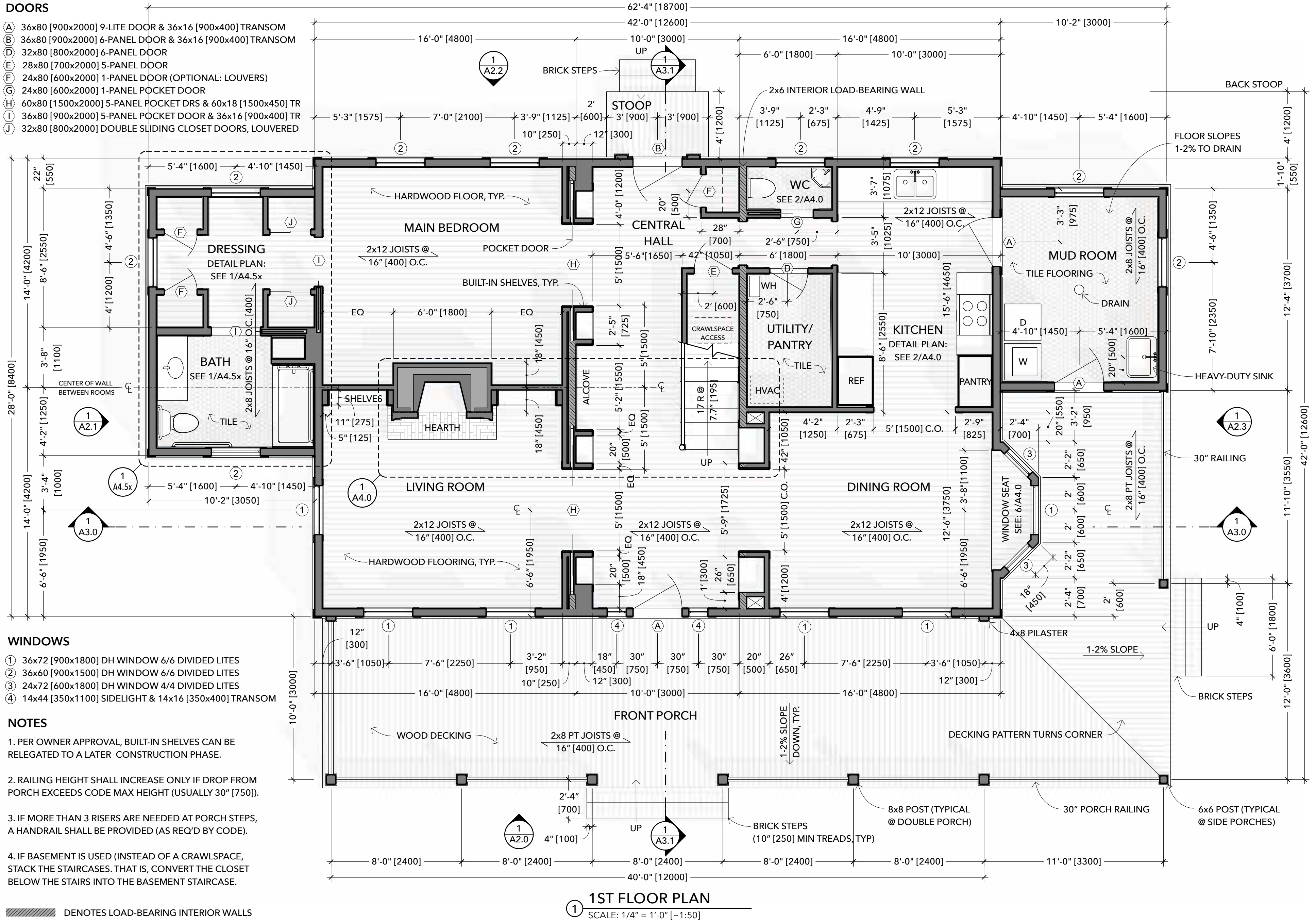
JAY OSBORNE

(1) A line of openings extends across the rear of the house, connecting these informal spaces, and improving the daylighting and cross-breezes. This enfilade of openings is less strict than the one at the front of the house. **(2)** These openings are aligned precisely, fitting for their formality. Framed views across the house make it appear larger. **(3)** Though small, this dressing room will feel light and airy, with its curtained windows.

(4) The pocket doors in this suite allow could remain opened if desired, and only closed when privacy is needed. **(5)** The mud room could have a floor drain for easier cleaning. **(6)** Every time you turn, your view ends with a window, making this house feel spacious, flooded in sunlight, and connected to the outdoors. Functional daylighting and natural ventilation reduce energy use and over-dependence on artificial light or air conditioning.

DOORS

- Ⓐ 36x80 [900x2000] 9-LITE DOOR & 36x16 [900x400] TRANSOM
- Ⓑ 36x80 [900x2000] 6-PANEL DOOR & 36x16 [900x400] TRANSOM
- Ⓓ 32x80 [800x2000] 6-PANEL DOOR
- Ⓔ 28x80 [700x2000] 5-PANEL DOOR
- Ⓕ 24x80 [600x2000] 1-PANEL DOOR (OPTIONAL: LOUVERS)
- Ⓖ 24x80 [600x2000] 1-PANEL POCKET DOOR
- Ⓗ 60x80 [1500x2000] 5-PANEL POCKET DRS & 60x18 [1500x450] TR
- Ⓘ 36x80 [900x2000] 5-PANEL POCKET DOOR & 36x16 [900x400] TR
- Ⓙ 32x80 [800x2000] DOUBLE SLIDING CLOSET DOORS, LOUVERED



1 **1ST FLOOR PLAN**
SCALE: 1/4" = 1'-0" [~1:50]

WINDOWS

- ① 36x72 [900x1800] DH WINDOW 6/6 DIVIDED LITES
- ② 36x60 [900x1500] DH WINDOW 6/6 DIVIDED LITES
- ③ 24x72 [600x1800] DH WINDOW 4/4 DIVIDED LITES
- ④ 14x44 [350x1100] SIDELIGHT & 14x16 [350x400] TRANSOM

NOTES

1. PER OWNER APPROVAL, BUILT-IN SHELVES CAN BE RELEGATED TO A LATER CONSTRUCTION PHASE.

2. RAILING HEIGHT SHALL INCREASE ONLY IF DROP FROM PORCH EXCEEDS CODE MAX HEIGHT (USUALLY 30" [750]).

3. IF MORE THAN 3 RISERS ARE NEEDED AT PORCH STEPS, A HANDRAIL SHALL BE PROVIDED (AS REQ'D BY CODE).

4. IF BASEMENT IS USED (INSTEAD OF A CRAWLSPACE, STACK THE STAIRCASES. THAT IS, CONVERT THE CLOSET BELOW THE STAIRS INTO THE BASEMENT STAIRCASE.

▨ DENOTES LOAD-BEARING INTERIOR WALLS

A DESIGN BY JAY OSBORNE

SOUTHERN FARMHOUSE

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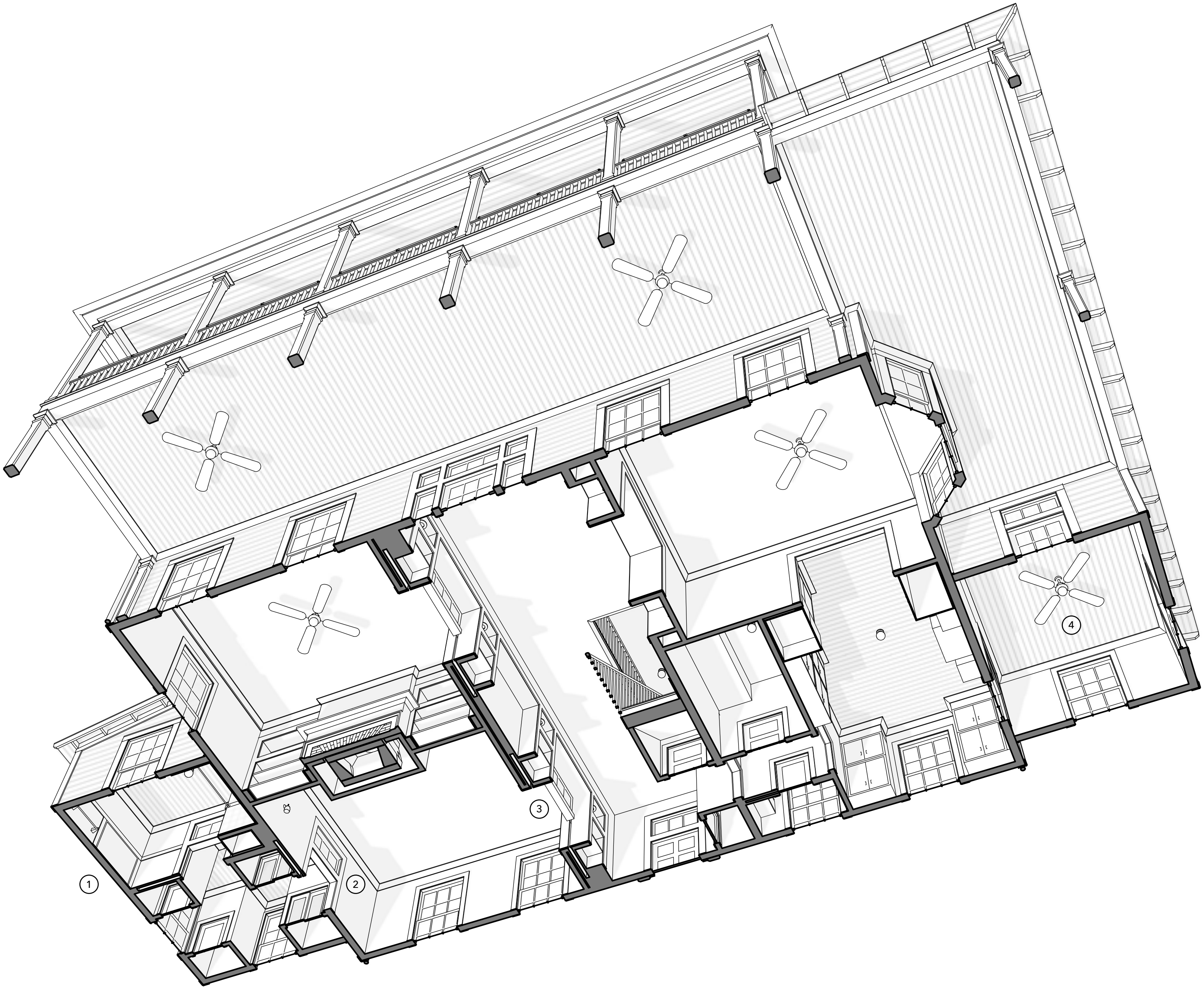
EXTENDED DESIGN: 1ST FLOOR PLAN

A1.1x



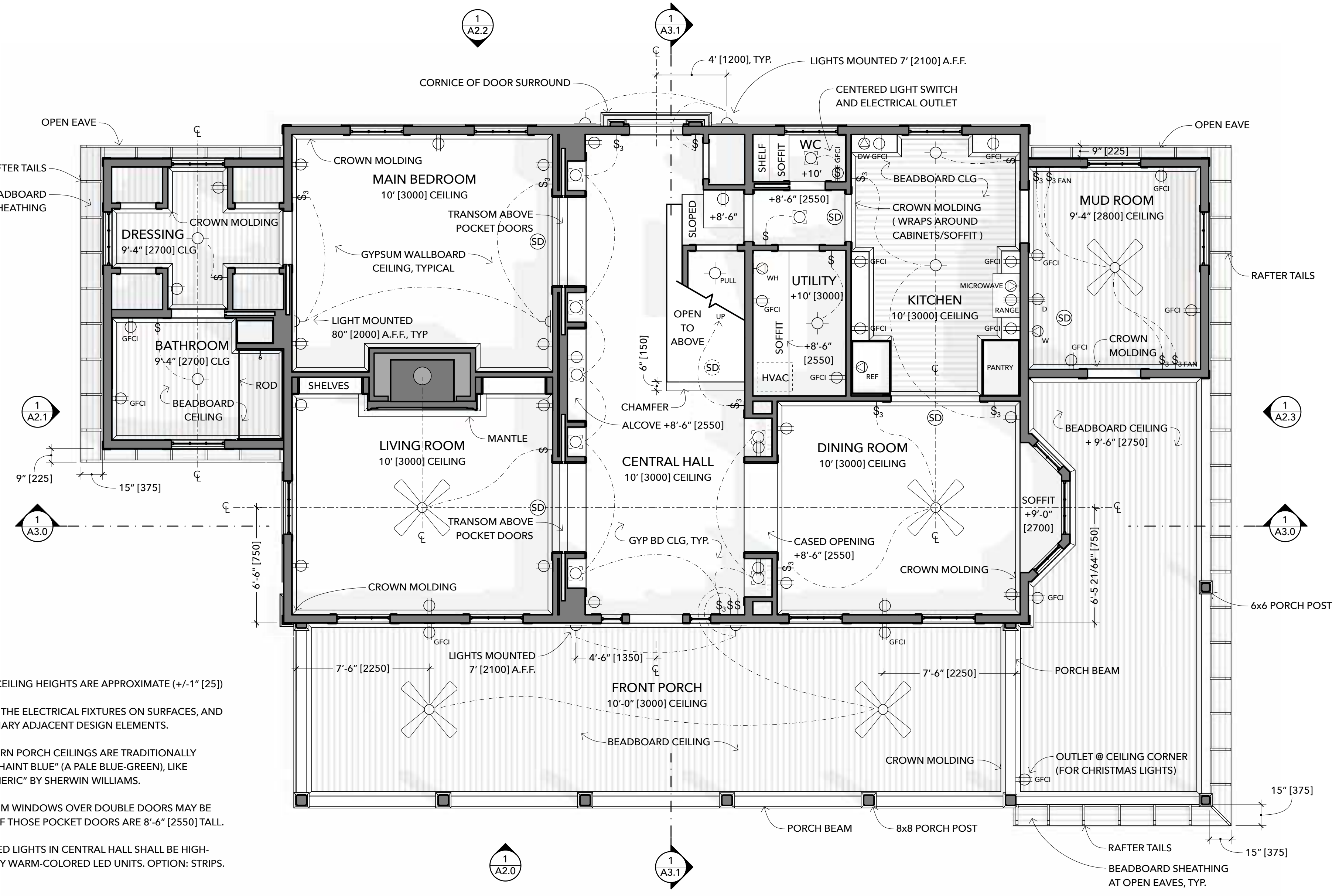
(1) Because the extension is meant to look like a porch that has been filled in over time, it should have similar details as the porches, including the crown molding and beadboard ceiling. **(2)** Transoms over the pocket doors help provide light into the room from many different sources, the most important consideration for functional daylighting. **(3)** Pocket doors allow rooms to change functions. Private or public? Choose as you wish.

SOUTHERN FARMHOUSE

CEILING: EXTENSION

JAY OSBORNE

(4) Bountiful light enters the mud room because of the many windows (and doors with glass openings). This light-filled room also enhances the experience of the kitchen, because it provides another source of reflected light into that space. This point can't be emphasized enough: If you want natural lighting and cross-breezes, it's important to have windows on two sides of every room. It's timeless advice, but rarely heeded today.



NOTES:

1. ROOM CEILING HEIGHTS ARE APPROXIMATE (+/-1" [25])

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES, AND WITH PRIMARY ADJACENT DESIGN ELEMENTS.

3. SOUTHERN PORCH CEILINGS ARE TRADITIONALLY PAINTED "HAINT BLUE" (A PALE BLUE-GREEN), LIKE "ATMOSPHERIC" BY SHERWIN WILLIAMS.

3. TRANSOM WINDOWS OVER DOUBLE DOORS MAY BE OMITTED IF THOSE POCKET DOORS ARE 8'-6" [2550] TALL.

5. RECESSED LIGHTS IN CENTRAL HALL SHALL BE HIGH-EFFICIENCY WARM-COLORED LED UNITS. OPTION: STRIPS.

① 1ST LEVEL - REFLECTED CEILING PLAN / ELECTRICAL PLAN
SCALE: 1/4" = 1'-0" [~1:50]

A DESIGN BY JAY OSBORNE
SOUTHERN FARMHOUSE
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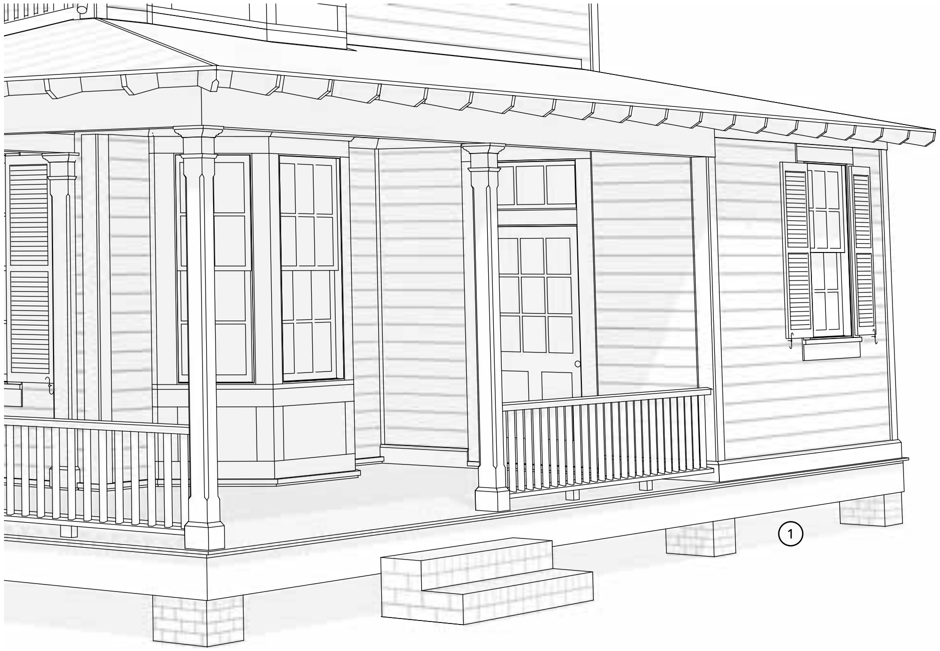
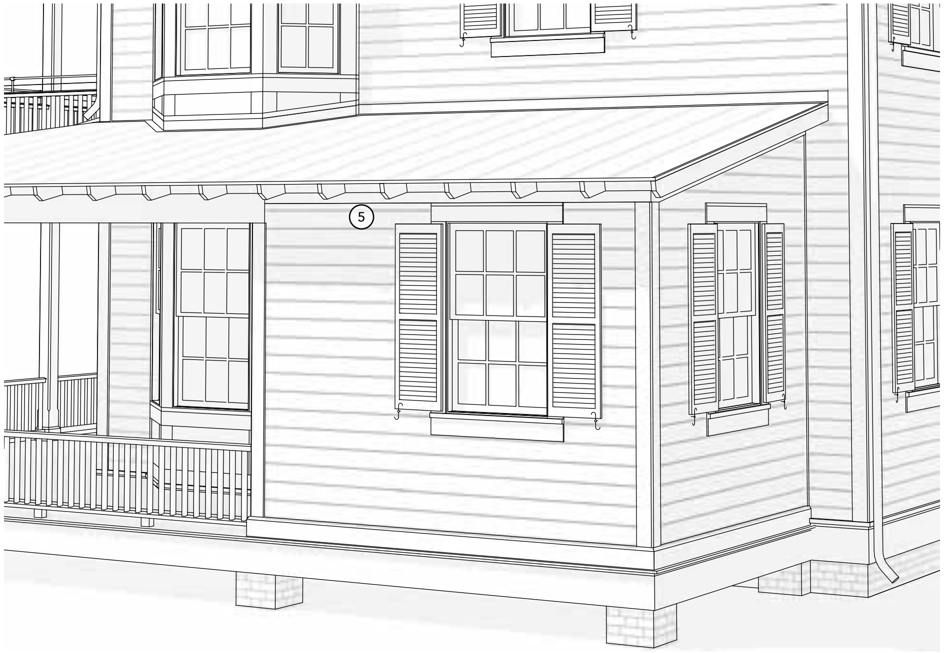
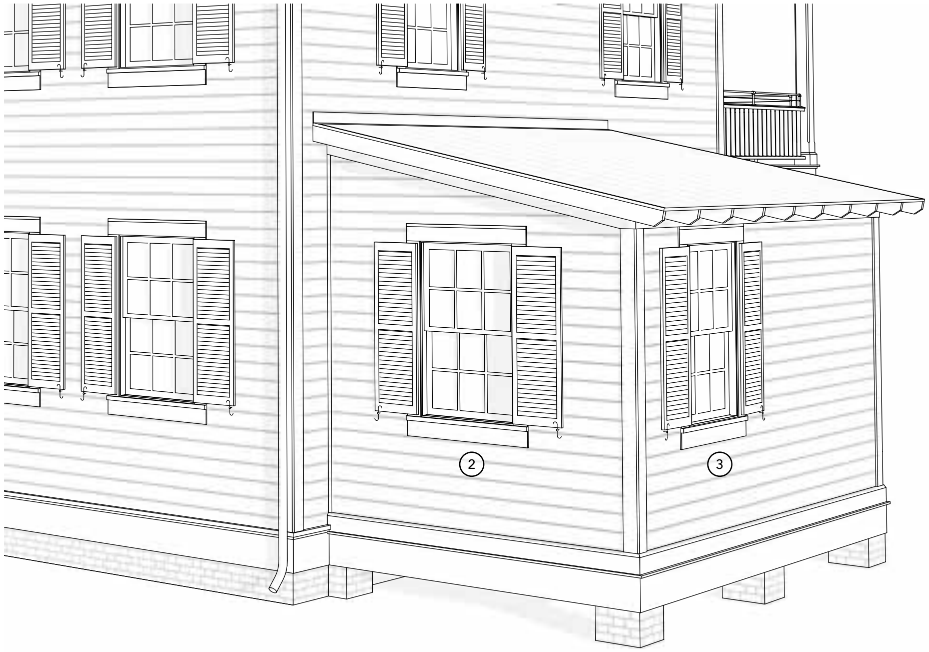
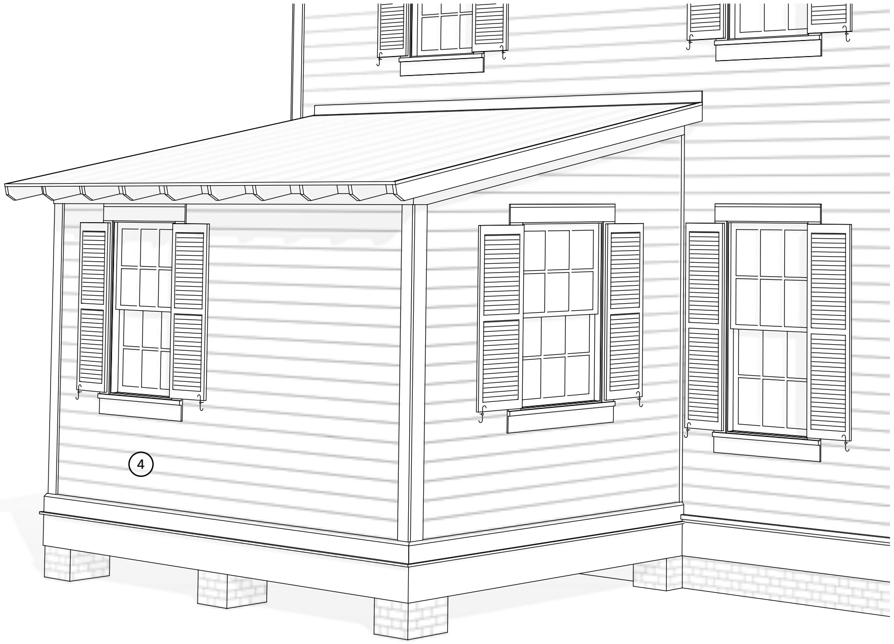
EXTENDED DESIGN:
1ST RCP/ELECTRICAL









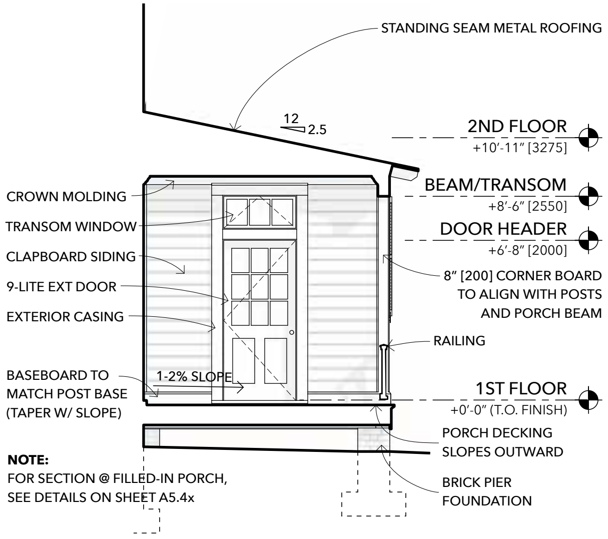
SOUTHERN FARMHOUSE

EXTENSION EXTERIORS

JAY OSBORNE

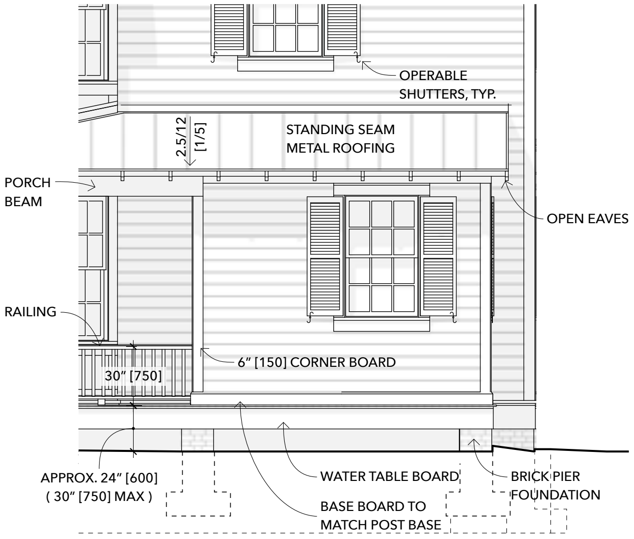
(1) Whether constructed all at once, or over time, these extensions should appear as additions. So the pier foundation matches the porch-- but it includes an insulated floor. **(2)** The windows on the north walls make the whole facade look better, compared to blank bookends at each side. **(3)** The side windows improve the inside experience, and provide an intuitive path for adding any further extensions, like an art studio or a garage.

(4) The windows at the side are asymmetrical and therefore informal, fitting with the character of an addition to an old house. The primary massing has strict symmetry, but additions are loose and functional. They can be optimized for their particular purposes. **(5)** The roof of each side porch has an open eave, to look as informal as an addition. Every old house has a story like this. Excessive formality is bland. Perfection looks wrong.



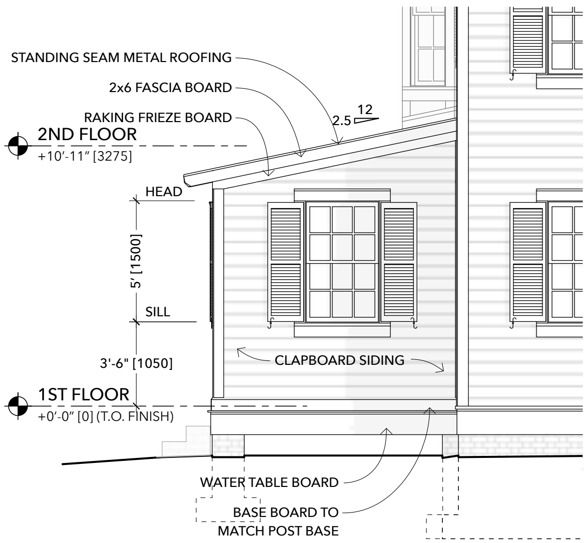
① SOUTH ELEVATION @ MUD ROOM EXTENSION

SCALE: 1/4" = 1'-0" [~1:50]



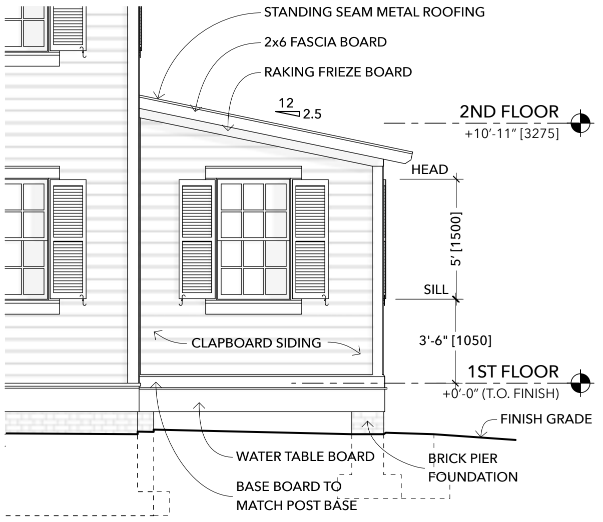
② EAST ELEVATION @ MUD ROOM EXTENSION

SCALE: 1/4" = 1'-0" [~1:50]



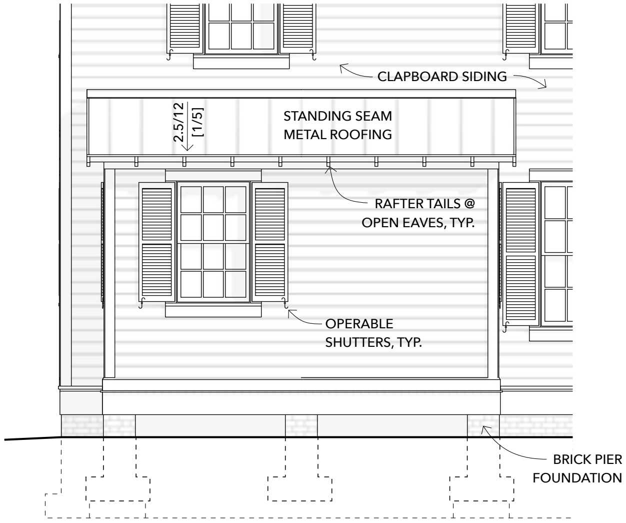
③ NORTH ELEVATION @ MUD ROOM EXTENSION

SCALE: 1/4" = 1'-0" [~1:50]



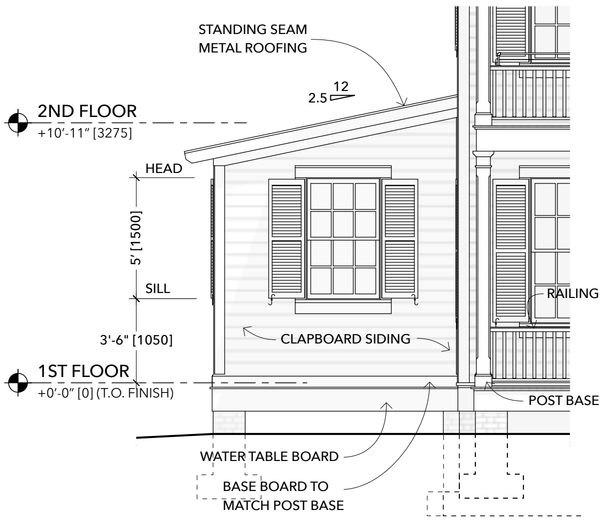
④ NORTH ELEVATION @ BEDROOM SUITE EXTENSION

SCALE: 1/4" = 1'-0" [~1:50]



⑤ WEST ELEVATION @ BEDROOM SUITE EXTENSION

SCALE: 1/4" = 1'-0" [~1:50]



⑥ SOUTH ELEVATION @ BEDROOM SUITE EXTENSION

SCALE: 1/4" = 1'-0" [~1:50]

A DESIGN BY JAY OSBORNE

SOUTHERN FARMHOUSE

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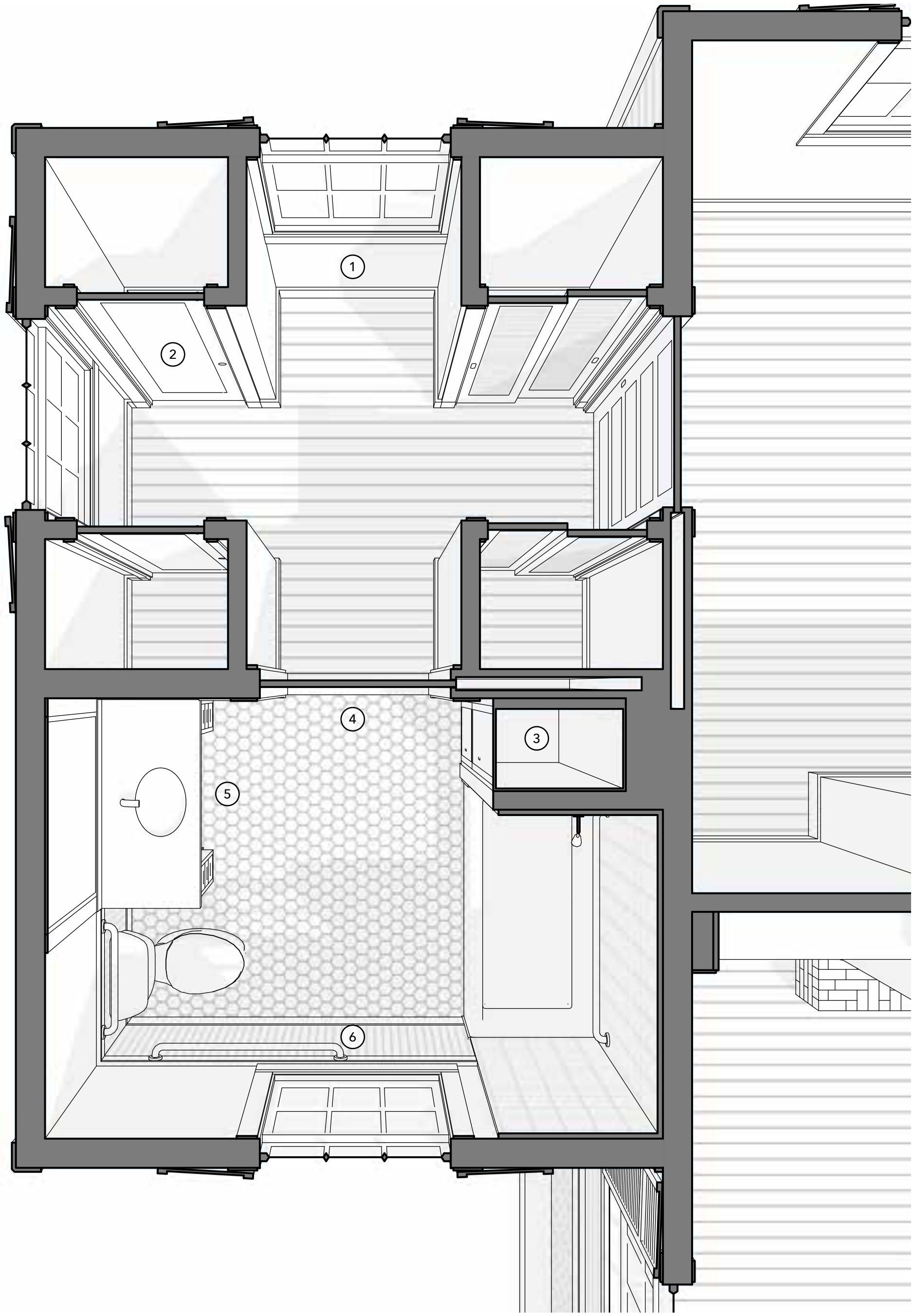
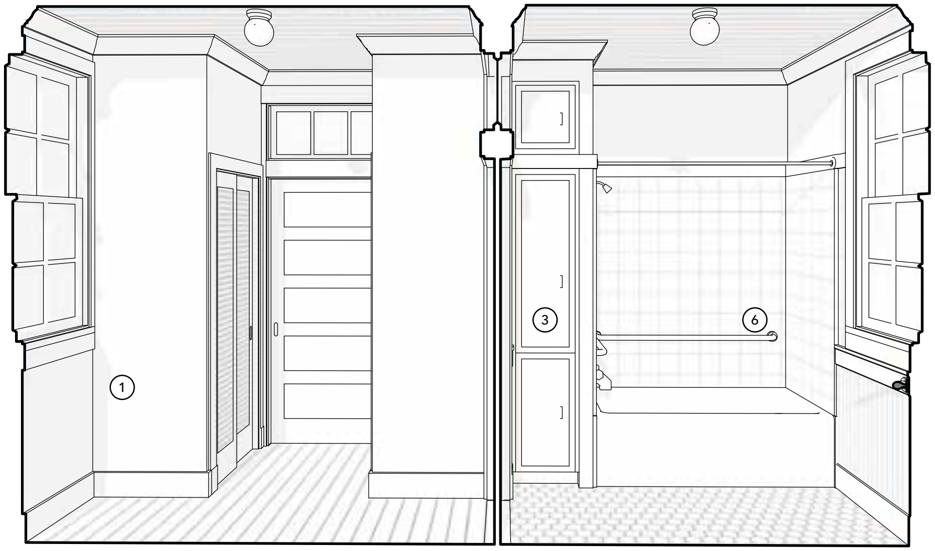
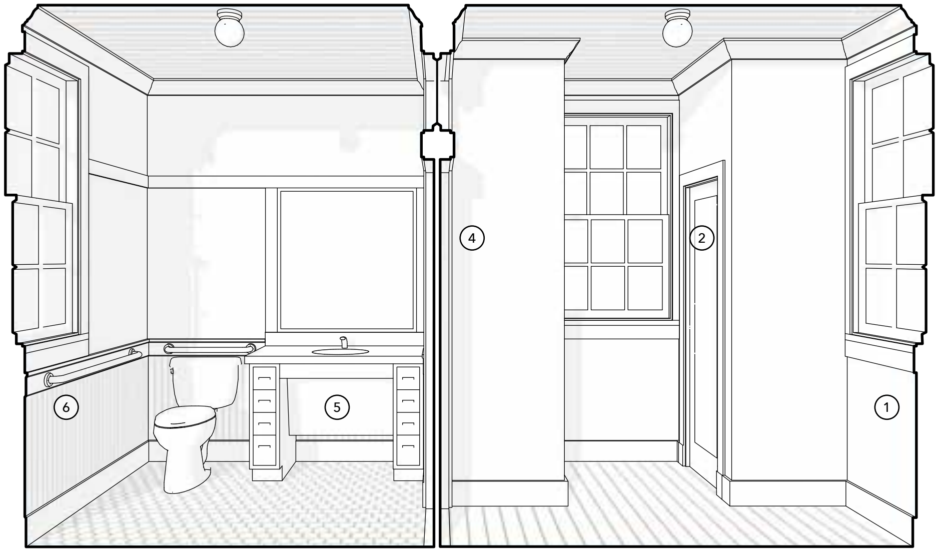
EXTENDED DESIGN: DETAIL ELEVATIONS

A2.4x







SOUTHERN FARMHOUSE

EXTENSION: BATHROOM

JAY OSBORNE

(1) This alcove can have a dresser, a bench, or a storage chest. For increased privacy, the window can have curtains or interior shutters covering the bottom sash. It also could have mirror coatings on the bottom window panes. **(2)** The four closet doors can be omitted. Cabinets often provide better organization. Open shelving is also an option (the pocket door helps hide messes). **(3)** The linen cabinet can also have open shelving.

(4) Pocket doors make this space wheelchair-friendly. Swinging doors need more space. Usually, pocket doors shouldn't be placed in steamy bathrooms, due to the possibility of mold in the wall cavity. Compromises are necessary. Make this bathroom well-ventilated. **(5)** Wheelchairs take a lot of space. This knee clearance is also useful for a makeup desk. **(6)** A few grab bars help significantly. Even if not required, ADA codes can be guidelines.

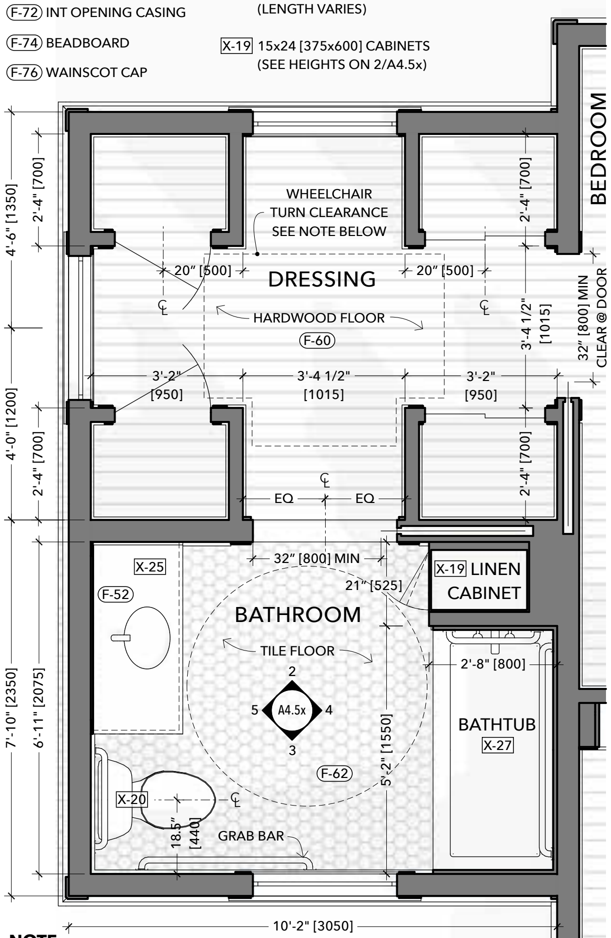
FINISHES

- F-52 BATH COUNTERTOP
- F-62 BATH FLOOR TILE
- F-64 SHOWER WALL TILE
- F-68 BASEBOARD MOLDING
- F-72 INT OPENING CASING
- F-74 BEADBOARD
- F-76 WAINSCOT CAP

FIXTURES

NOTE: MOST OF THESE ITEMS ARE NOT IN SCHEDULE 2/A6.0

- X-25 30" [750] ADA VANITY W/ 8" [200] SIDE DRAWERS
- X-91 ADA GRAB BAR (LENGTH VARIES)
- X-19 15x24 [375x600] CABINETS (SEE HEIGHTS ON 2/A4.5x)
- X-20 TOILET
- X-27 30x60 [750x1500] BATHTUB

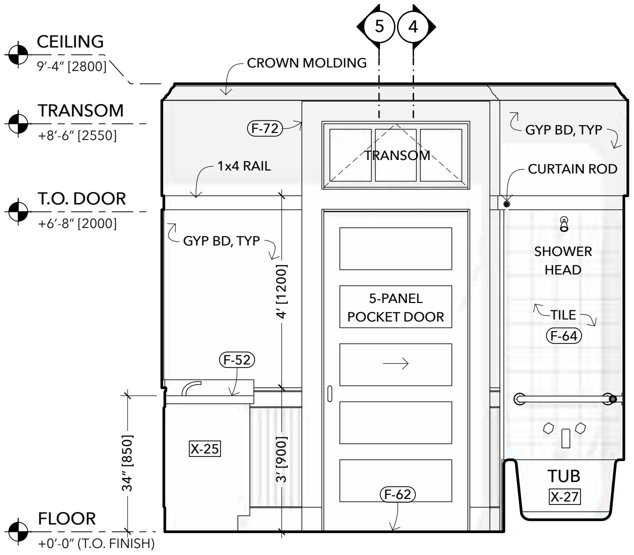


NOTE:

WHEELCHAIR CLEARANCES ARE CONSIDERED FOR THIS EXTENDED DESIGN. YOU ARE ENCOURAGED TO ABIDE BY ALL THE RESIDENTIAL ADA GUIDELINES. THESE DRAWINGS DO NOT (AND CAN NOT) DESCRIBE AND ILLUSTRATE EVERY ACCESSIBILITY REQUIREMENT. MILLIONS OF ONLINE RESOURCES CAN SHOW YOU THOSE REGULATIONS. IF YOU ONLY FOLLOW 20% OF THE MOST USEFUL ADA GUIDELINES, THAT WOULD PROVIDE 80% OF THE BENEFITS. BECAUSE OF DIMINISHING RETURNS, PERFECTION IS USUALLY PROHIBITIVELY EXPENSIVE. SO EVEN IF NOT REQUIRED FOR YOUR CURRENT PURPOSES, FOLLOWING A FEW IMPORTANT ACCESSIBILITY GUIDELINES COULD BE IMMEASURABLY BENEFICIAL.

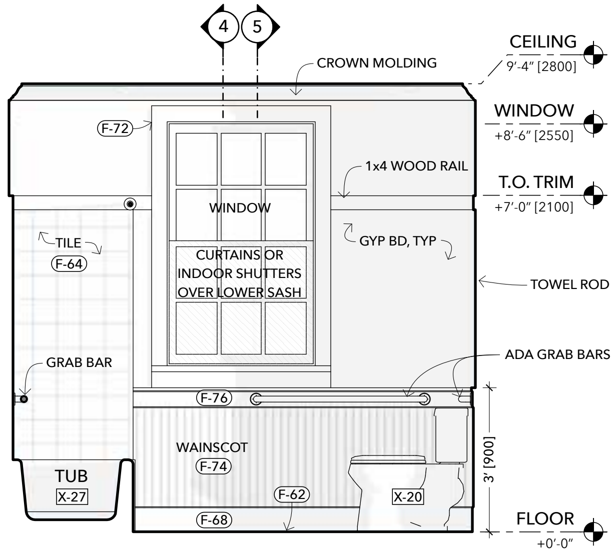
① 1ST-FLOOR ENSUITE BATHROOM / DRESSING - PLAN

SCALE: 1/2" = 1'-0" [~1:25]



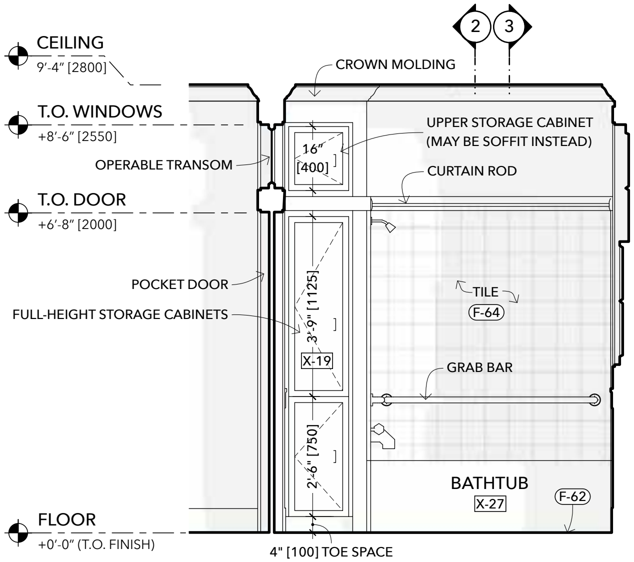
② BATHROOM - INTERIOR ELEVATION - NORTH

SCALE: 1/2" = 1'-0" [~1:25]



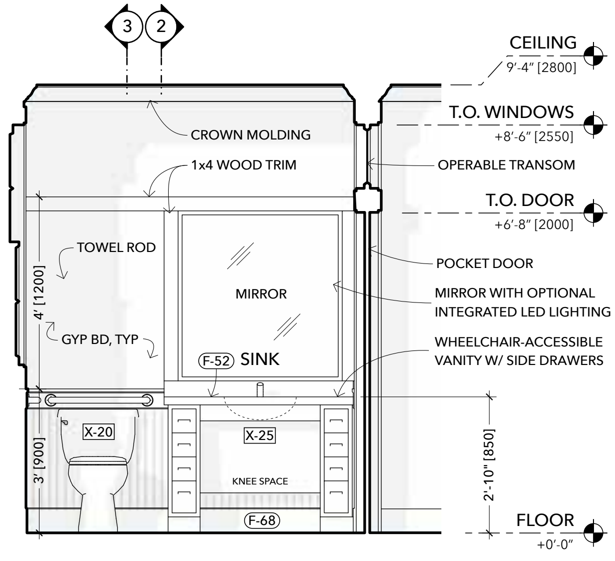
③ BATHROOM - INTERIOR ELEVATION - SOUTH

SCALE: 1/2" = 1'-0" [~1:25]



④ BATHROOM - INTERIOR ELEVATION - EAST

SCALE: 1/2" = 1'-0" [~1:25]



⑤ BATHROOM - INTERIOR ELEVATION - WEST

SCALE: 1/2" = 1'-0" [~1:25]

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SOUTHERN FARMHOUSE

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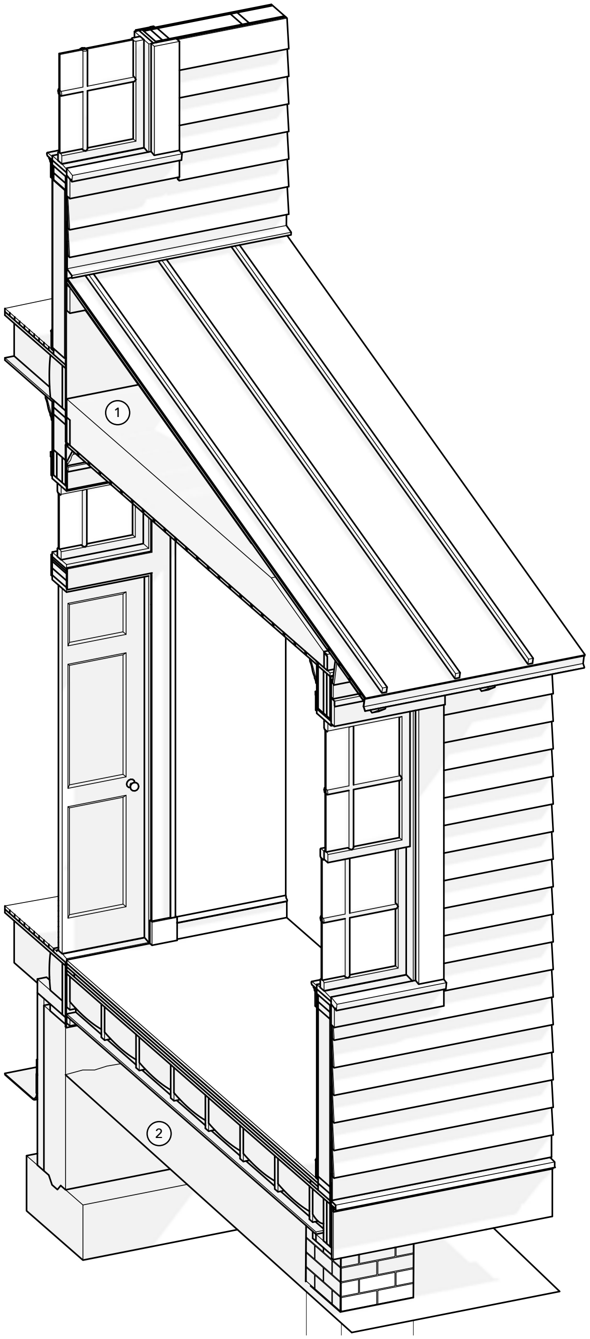
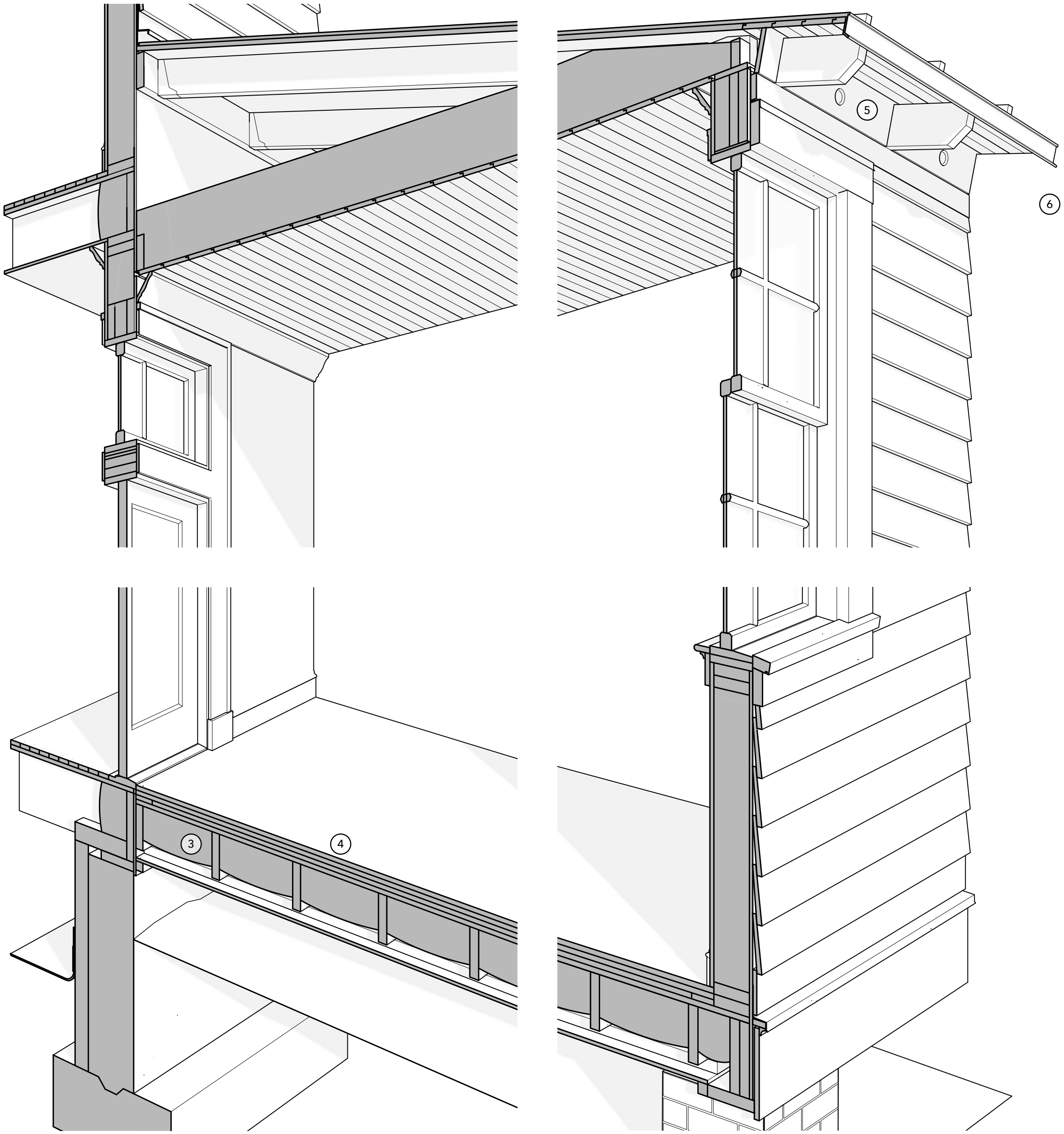
EXTENDED DESIGN:
FLOOR 1 BATHROOM

A4.5x





(1) Ceilings require more insulation than walls or floors. This design uses batt insulation wherever possible, because it is cheap and easy to install. However, for better thermal performance, you could use closed-cell spray foam or outboard rigid foam panels. **(2)** This floor detail is tricky because it can be for either a retrofit or for new construction—so it is not optimized for either possibility. Adaptability and Optimization aren't friends.

SOUTHERN FARMHOUSE

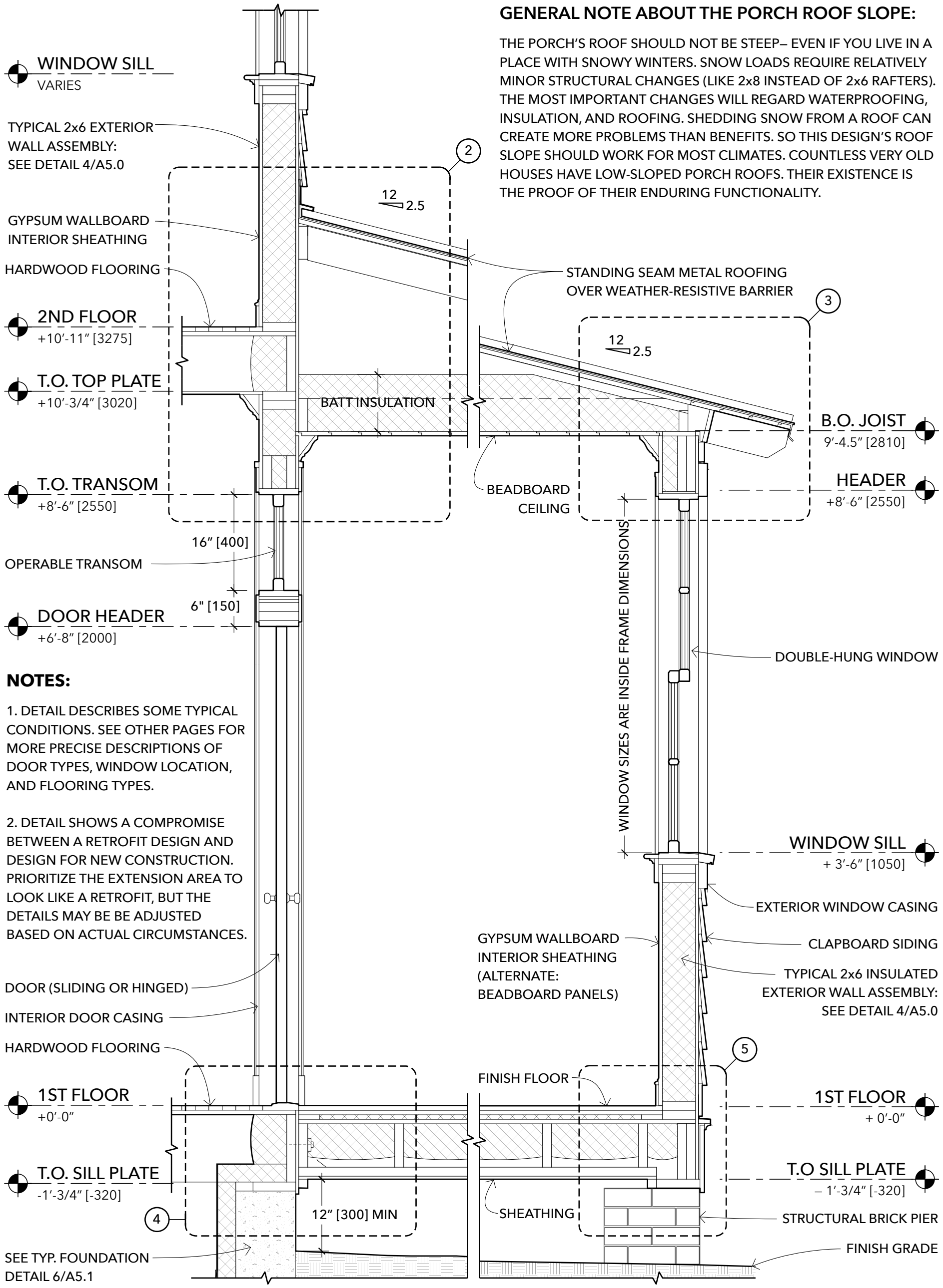
EXTENSION DETAILS

JAY OSBORNE

(3) The floor has batt insulation between the joists and an air space below for proper ventilation of the floor assembly. **(4)** Rigid insulation and wood sleepers help reduce any thermal bridging, making the floor warmer in the winter. The exact construction depends on the type of flooring. **(5)** Round vents look better than strips. **(6)** This open eave has no gutter, and might require shrubs and a french drain around the roof's perimeter drip line.

GENERAL NOTE ABOUT THE PORCH ROOF SLOPE:

THE PORCH'S ROOF SHOULD NOT BE STEEP– EVEN IF YOU LIVE IN A PLACE WITH SNOWY WINTERS. SNOW LOADS REQUIRE RELATIVELY MINOR STRUCTURAL CHANGES (LIKE 2x8 INSTEAD OF 2x6 RAFTERS). THE MOST IMPORTANT CHANGES WILL REGARD WATERPROOFING, INSULATION, AND ROOFING. SHEDDING SNOW FROM A ROOF CAN CREATE MORE PROBLEMS THAN BENEFITS. SO THIS DESIGN'S ROOF SLOPE SHOULD WORK FOR MOST CLIMATES. COUNTLESS VERY OLD HOUSES HAVE LOW-SLOPED PORCH ROOFS. THEIR EXISTENCE IS THE PROOF OF THEIR ENDURING FUNCTIONALITY.

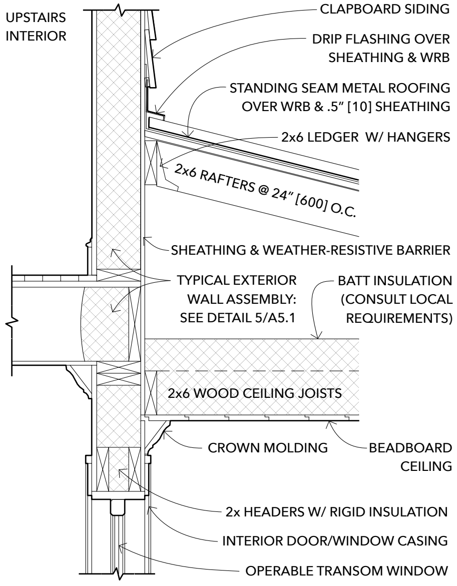


NOTES:

1. DETAIL DESCRIBES SOME TYPICAL CONDITIONS. SEE OTHER PAGES FOR MORE PRECISE DESCRIPTIONS OF DOOR TYPES, WINDOW LOCATION, AND FLOORING TYPES.

2. DETAIL SHOWS A COMPROMISE BETWEEN A RETROFIT DESIGN AND DESIGN FOR NEW CONSTRUCTION. PRIORITIZE THE EXTENSION AREA TO LOOK LIKE A RETROFIT, BUT THE DETAILS MAY BE BE ADJUSTED BASED ON ACTUAL CIRCUMSTANCES.

① FILLED-IN PORCH SECTION
SCALE: 3/4" = 1'-0" [1:16]

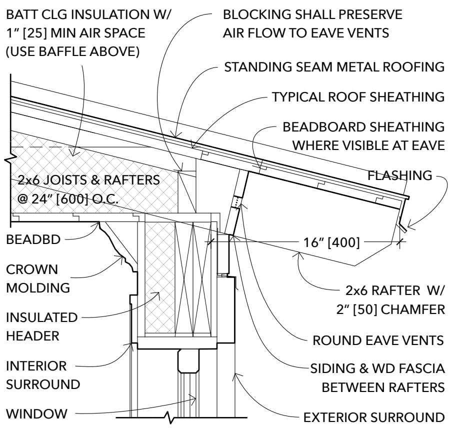

UPSTAIRS INTERIOR
CLAPBOARD SIDING
DRIP FLASHING OVER SHEATHING & WRB
STANDING SEAM METAL ROOFING OVER WRB & .5" [10] SHEATHING
2x6 LEDGER W/ HANGERS
2x6 RAFTERS @ 24" [600] O.C.
SHEATHING & WEATHER-RESISTIVE BARRIER
TYPICAL EXTERIOR WALL ASSEMBLY: SEE DETAIL 5/A5.1
BATT INSULATION (CONSULT LOCAL REQUIREMENTS)
2x6 WOOD CEILING JOISTS
CROWN MOLDING
BEADBOARD CEILING
2x HEADERS W/ RIGID INSULATION
INTERIOR DOOR/WINDOW CASING
OPERABLE TRANSOM WINDOW

② FILLED PORCH ROOF AT WALL
SCALE: 1" = 1'-0" [1:12]

NOTES:

1. TO PREVENT PINCHING INSULATION AT ROOF EAVE, SEPARATE CEILING JOIST ASSEMBLY CAN BE CONSTRUCTED 6" [150] LOWER. THE CROWN MOLDINGS WILL THEN CONFLICT WITH WINDOW TRIM.

2. THESE OPEN EAVES MIGHT NOT BE ALLOWED IN WILDFIRE ZONES. CONSULT LOCAL REGULATIONS FOR ANY SITE-BASED RESTRICTIONS.

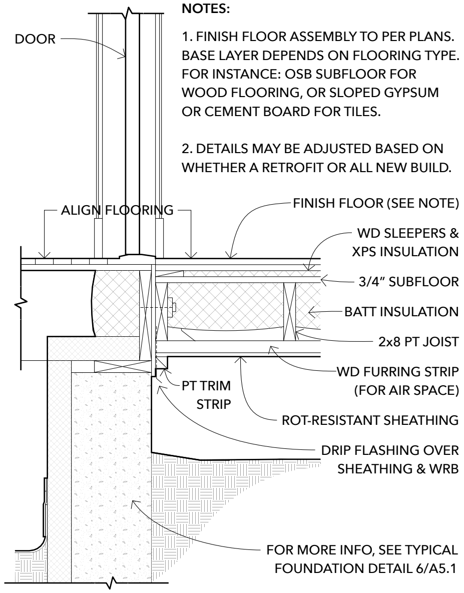

BATT CLG INSULATION W/ 1" [25] MIN AIR SPACE (USE BAFFLE ABOVE)
BLOCKING SHALL PRESERVE AIR FLOW TO EAVE VENTS
STANDING SEAM METAL ROOFING
TYPICAL ROOF SHEATHING
BEADBOARD SHEATHING WHERE VISIBLE AT EAVE
FLASHING
2x6 JOISTS & RAFTERS @ 24" [600] O.C.
BEADBD
16" [400]
CROWN MOLDING
2x6 RAFTER W/ 2" [50] CHAMFER
INSULATED HEADER
ROUND EAVE VENTS
INTERIOR SURROUND
SIDING & WD FASCIA BETWEEN RAFTERS
WINDOW
EXTERIOR SURROUND

③ FILLED PORCH @ ROOF EAVE
SCALE: 1-1/2" = 1'-0" [1:8]

NOTES:

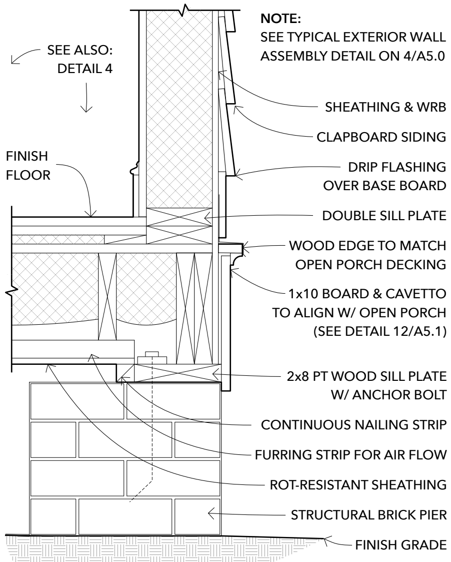
1. FINISH FLOOR ASSEMBLY TO PER PLANS. BASE LAYER DEPENDS ON FLOORING TYPE. FOR INSTANCE: OSB SUBFLOOR FOR WOOD FLOORING, OR SLOPED GYPSUM OR CEMENT BOARD FOR TILES.

2. DETAILS MAY BE ADJUSTED BASED ON WHETHER A RETROFIT OR ALL NEW BUILD.


DOOR
ALIGN FLOORING
FINISH FLOOR (SEE NOTE)
WD SLEEPERS & XPS INSULATION
3/4" SUBFLOOR
BATT INSULATION
2x8 PT JOIST
WD FURRING STRIP (FOR AIR SPACE)
PT TRIM STRIP
ROT-RESISTANT SHEATHING
DRIP FLASHING OVER SHEATHING & WRB
FOR MORE INFO, SEE TYPICAL FOUNDATION DETAIL 6/A5.1

④ FILLED PORCH FLOOR TRANSITION
SCALE: 1" = 1'-0" [1:12]

NOTE:
SEE TYPICAL EXTERIOR WALL ASSEMBLY DETAIL ON 4/A5.0

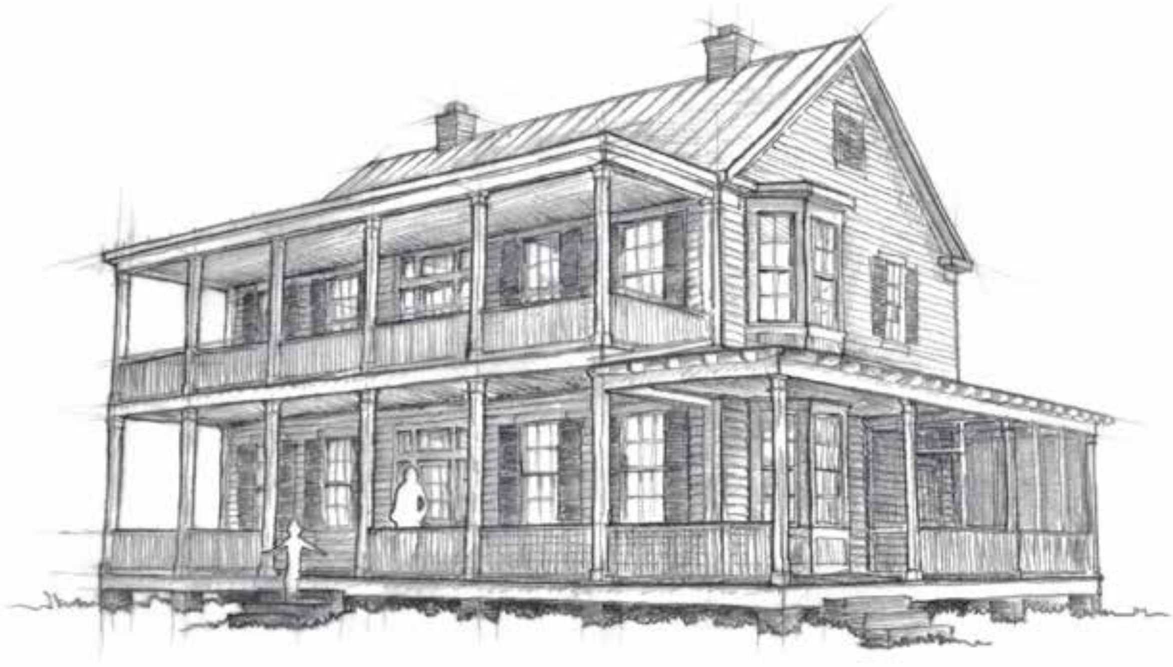

SEE ALSO: DETAIL 4
SHEATHING & WRB
CLAPBOARD SIDING
FINISH FLOOR
DRIP FLASHING OVER BASE BOARD
DOUBLE SILL PLATE
WOOD EDGE TO MATCH OPEN PORCH DECKING
1x10 BOARD & CAVETTO TO ALIGN W/ OPEN PORCH (SEE DETAIL 12/A5.1)
2x8 PT WOOD SILL PLATE W/ ANCHOR BOLT
CONTINUOUS NAILING STRIP
FURRING STRIP FOR AIR FLOW
ROT-RESISTANT SHEATHING
STRUCTURAL BRICK PIER
FINISH GRADE

⑤ FILLED PORCH @ PIER FOUNDATION
SCALE: 1-1/2" = 1'-0" [1:8]

A DESIGN BY JAY OSBORNE
SOUTHERN FARMHOUSE
FREE FILES AVAILABLE AT FREEFARMHOUSE.COM

4	2023-02-01	FIRST EDITION (COMPLETED BOOK)
3	2022-11-30	KICKSTARTER EDITION (TEST PRINTS)
2	2022-06-21	1ST PUBLIC RELEASE (FILES ONLINE)
1	2022-01-01	SCHEMATIC DESIGN PRESENTATION
+	For more project history and credits, see A0.1	

EXTENDED DESIGN: DETAILS
A5.4x



Conclusion

Plans are only the beginning. They might change daily, but you will still need them. By revealing afterthoughts, plans help you fix problems before they get expensive.

Plans also help you determine what you truly want. A hierarchy of desires hides within the choices you make. And though you may choose not to live in a grand old farmhouse, these plans can still prepare you to construct the home of your dreams.

If you don't know what you're looking for, you'll never find it. That's why examples are so important. I hope this exemplary set of architectural drawings enlightens you about the design of the built world, and inspires you to make it better.

About the Designer / Author

Jay Osborne is an artist who designs buildings. For many years, he has worked as an architectural designer on an extraordinary variety of structures. Having widened his experience after traveling to more than 52 countries, he now wants to design homes and communities that improve the lives of as many people as possible.

The American Farmhouse

Such simple homes were built everywhere in the 1800s, from California to the Carolinas. Inspired by an abandoned old house found overgrown in a Virginia forest, these plans were given away for free, as the first open-source blueprints you could use to build a real, functional house.

The Extended Design

After a successful Kickstarter campaign, the plans for this addition were created, based on the way old houses grew organically over generations. At twice the size as the original design, it also shows an example for how you can customize the plans, and craft your dreams over time.

More open-source house designs by Jay Osborne

Download them for free at www.FreeFarmhouse.com